



## 8307 Jones Flat Road 102 Summerland British Columbia

Main Town

**\$16**

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This state-of-the-art industrial/ commercial development offers excellent lease opportunities in a prime location with convenient access from Highway 97 in Summerland, BC. Four units are remaining, with construction expected to be completed by the end of 2025. Each unit comprises 1,550 sq. ft. of main floor space with 22-ft ceilings, along with a 465 sq. ft. full-height mezzanine highlighted by the second story windows. Units can be combined to create a larger area if needed. The lease rate is \$16 per sq. ft. plus extra rents. The units include a 10' x 12' overhead door and a storefront entrance. Tenants can easily customize a vestibule to create separate access to the main floor and mezzanine, allowing the option for two businesses to operate, subleasing or a customer service area. A tenant improvement allowance of \$20 per sq. ft. is available, subject to the terms and conditions of the lease. The building is constructed with high-quality pre-cast concrete tilt-up methods and features energy-efficient design elements to keep utility costs at a minimum. Additionally, the units are equipped with three-phase power, ensuring suitability for a wide range of business operations. This development combines functionality, efficiency, and a modern design, making it an excellent choice for your business needs. (id:6769)



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