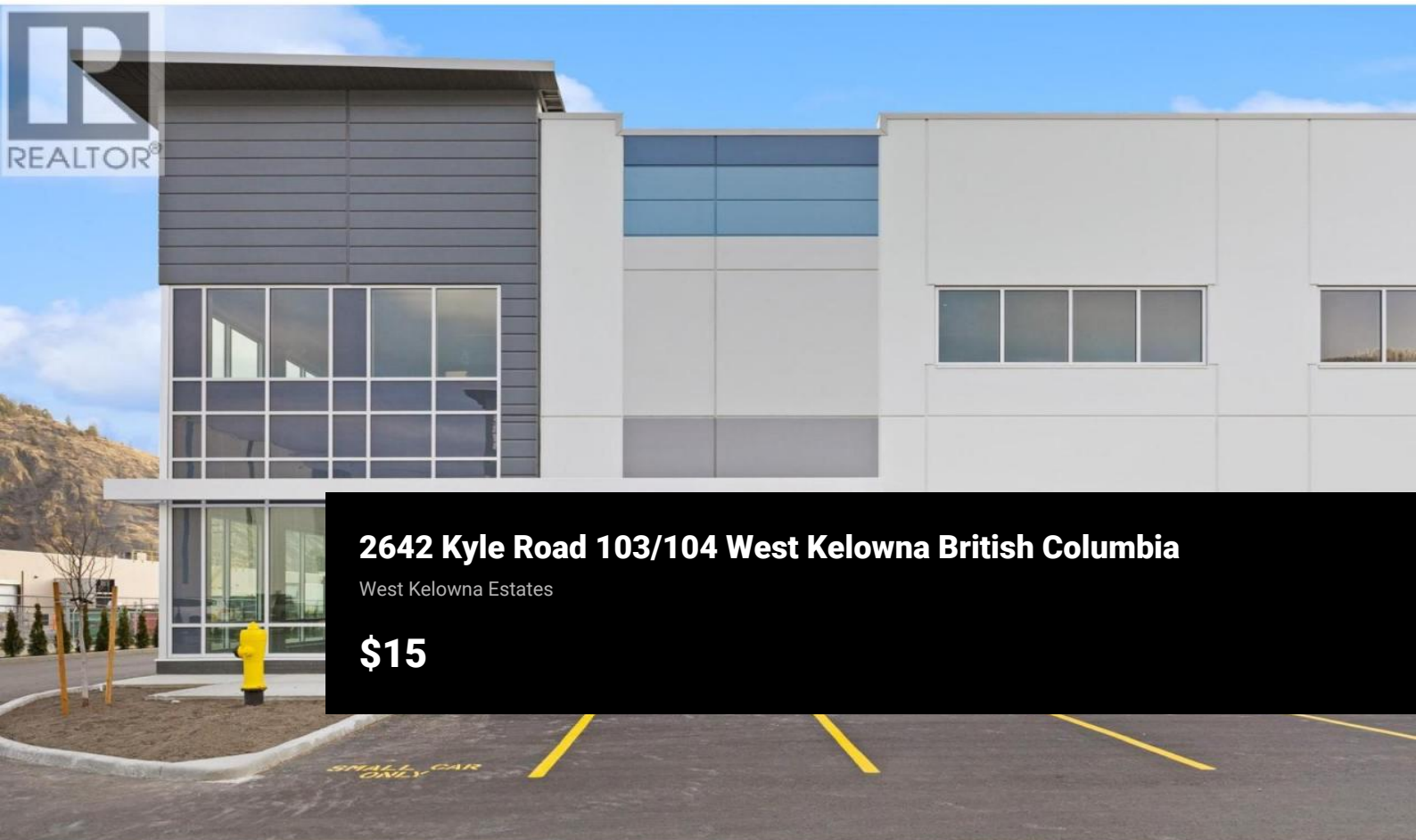


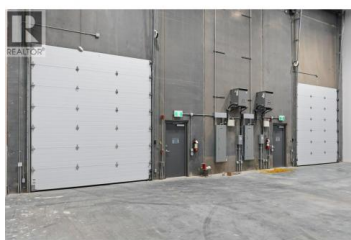
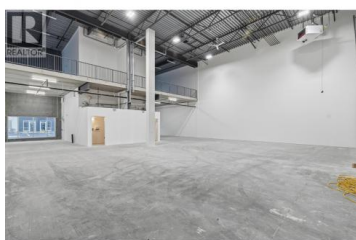
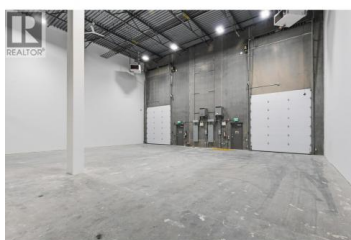


2642 Kyle Road 103/104 West Kelowna British Columbia

West Kelowna Estates

\$15

SMALL CAR ONLY

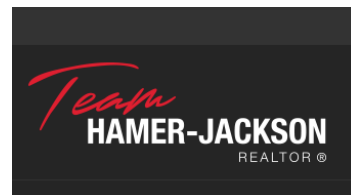


Brand new industrial strata units at Kyle Road Business Park, ready for immediate occupancy. Units 103 and 104 can be leased on their own or together. Combined, they offer 5,877 SF: 4,194 SF on the main floor and a 1,683 SF mezzanine, plus two grade doors and 7 parking stalls. The units are built with precast concrete and have 28' clear ceilings, polished concrete floors, and a 500 lb/SF ground floor slab (the mezzanine is rated for 100 lb/SF). Each unit has a 12' x 14' grade-level overhead door, ESFR sprinklers, 200A 3-phase 120/208V power, LED lighting and an accessible washroom on the ground floor. Zoned I1. The park is minutes from Highway 97, and trailers and heavy-duty vehicles can get in and out easily. Units can be leased out separately; Unit 103: 2,290 SF main + 919 SF mezzanine = 3,209 SF total. 4 parking stalls. Unit 104: 1,904 SF main + 764 SF mezzanine = 2,668 SF total. 3 parking stalls. Multiple sizes available 2,668 SF up to 27,000 SF +/- (id:6769)

Stewart Dunbar

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