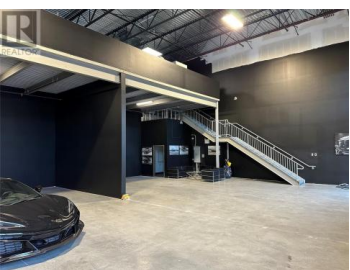
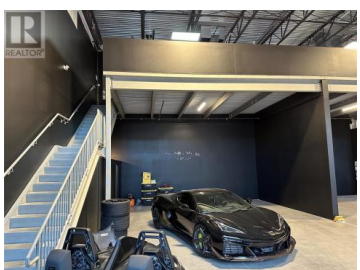
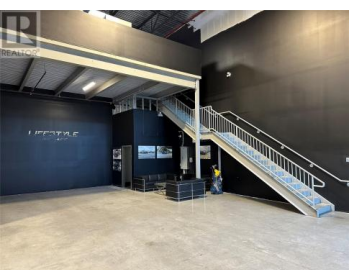
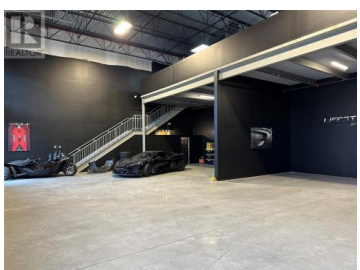
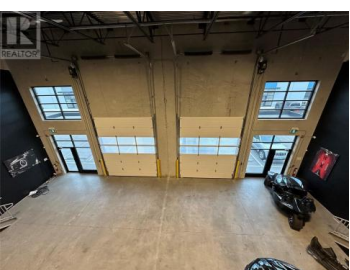
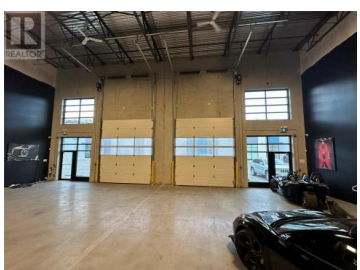


118

117

2648 Kyle Road 117-118 West Kelowna British Columbia
Shannon Lake

\$15



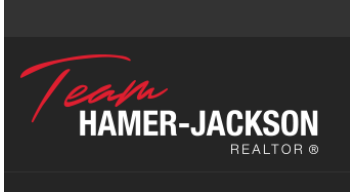
This is an excellent opportunity to sublease a modern 3,420 SF industrial unit located at 117/118 2648 Kyle Rd in West Kelowna. The current lease term runs until July 31, 2028, offering a stable, long-term tenancy option. Zoned I1, the space is well-suited for a variety of industrial uses and provides a functional layout, featuring 2,620 SF of ground floor area and an additional 800 SF of mezzanine space. Built in 2020, the property offers easy access to Highway 97, making it an ideal location for businesses requiring quick transportation links. The unit boasts a 24' ceiling height, allowing for efficient vertical storage, as well as two 14' overhead doors and dedicated loading bays to facilitate smooth operations. The space also includes onsite parking and a washroom for convenience. This property offers a versatile, high-quality environment that can accommodate a wide range of industrial tenants. Whether you're looking for storage, distribution, or light manufacturing space, this location is ready to support your business. Contact us for more information or to schedule a tour. (j:d:6769)

Carlo Giusto

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