



## 300 Beaver Lake Road 50 Kelowna British Columbia

Ellison

**\$17**



Near-new approx. 4,953 SF industrial unit available for sublease in Kelowna's highly connected Argus Business Park North. Zoned I2, the space is ideally suited for warehousing, distribution, light manufacturing, or service-based businesses and features two dock doors, one grade-level bay, 28-foot clear ceiling height, 3-phase power (120/208 - 125A & 347/600 - 200A panels), energy-efficient LED lighting, and ample on-site parking. The unit also includes two large walk-in coolers and freezers in excellent condition, offering a turnkey solution for cold storage, food distribution, or temperature-sensitive operations. With a modern exterior providing strong curb appeal, great visibility, and abundant natural light, the premises present as both functional and professional. The property is strategically located just off Highway 97 with immediate access to major transportation routes and is available for immediate occupancy. (id:6769)

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