



## 9015B Jim Bailey Road Kelowna British Columbia

Ellison

**\$17**



Industrial endcap in a multi-tenant industrial complex in the North Kelowna Industrial Area. 3,000 SF that features 3 ground-level loading bays with overhead doors that provide drive-thru capabilities. Versatile industrial space with approx. 500 SF of office space including an open work area/entrance, flexible rear work area/staffroom and a washroom. Also includes a large warehouse space of approx. Warehouse has ceiling heights of approx. 18 ft, 3-phase power and two washrooms. Unit has access to approx. 3,232 SF of shared secure yard space (with one other tenant), adjoining the east side of the building (at an additional cost). The overall industrial complex is also for sale, which provides an opportunity for an owner-occupier to take-over this unit while generating cash flow from the others. (id:6769)



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