



## 2646 Kyle Road 206 West Kelowna British Columbia

\$20

Units 205, 206 and 207 are now available to lease as one, two or three assembled leasable spaces. Each unit has its own mezzanine and 5 dedicated parking stalls, as well as ample additional space in the rear of the building. The construction of the second story of all units is steel with a polished concrete floor. Each unit has a clear ceiling height of 24ft. All units have grade level motorized loading doors at 10'w x 12'h. All units are also equipped with their own individual accessible washrooms, gas heaters for the large warehouse spaces including digital thermostats and 2 large electric ceiling fans. Each unit is equipped with a 3 phase 200 amp service that is individually metered. The lighting is high efficiency LED occupancy sensors. Each unit has been roughed-in with framing, plumbing and electrical to allow for indoor/vertical growers. Rough-ins can be removed and Landlord can provide open warehouse space if desired by Tenant. Building is ""AS-NEW"".

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