



# 3179 Appaloosa Road 3 Kelowna British Columbia

\$959,900

Now available for sale with completion anticipated Summer 2026 at Appaloosa Industrial Centre. This modern industrial strata development starts from 2,202 sq.ft. with the capacity to accommodate up to 20,506 sq.ft of contiguous space. The 2,715 sq.ft. unit includes over 300 sq.ft of contemporary mezzanine office space, 26-foot ceilings, and a 12' x 14' overhead bay door designed for efficient loading and operational flexibility. Quality construction includes 3-phase 100 amp power, handicap-accessible washroom, and durable concrete construction throughout. The project features excellent natural light, ample parking, pull-through vehicle circulation, loading dock and a fully gated and secured site. Strategically located within Kelowna's growing Appaloosa industrial area and zoned I2 Industrial, permitting a broad range of industrial and commercial uses. (id:6769)

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