



## 2640 Kyle Road 101/102 West Kelowna British Columbia

\$2,321,802

Brand new industrial strata units available for immediate occupancy in the highly desirable Kyle Road Business Park. Unit 101 offers 3,766 SF (2,585 SF warehouse + 1,181 SF mezzanine), and Unit 102 offers 3,378 SF (2,398 SF warehouse + 980 SF mezzanine). Each unit includes one 12' x 14' grade-level overhead door and dedicated parking. Features include 28' clear ceiling heights, 200-amp 3-phase 120/208V power, ESFR sprinklers suitable for high-piled storage, polished concrete floors, energy-efficient LED lighting, an accessible ground-floor washroom, independently metered gas service with ceiling-mounted unit heater, and rough-in for future rooftop HVAC. Constructed with insulated precast concrete panels and modern glazing for long-term durability. Multiple units can be combined to accommodate requirements from approximately 3,000 SF up to 20,000+ SF. Unit 101 - \$1,223,950 (\$325/SF) & Unit 102 - \$1,097,850 (\$325/SF). Ideal for owner-users or investors seeking high-quality industrial product in West Kelowna. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

#1-1890 Cooper Road, Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com