



## 2476 Westlake Road 108-110 Kelowna British Columbia

\$17

FOR LEASE - Versatile 10,022 SQ. FT. Industrial Strata Unit in West Kelowna Located at 2476 Westlake Road, this 10,022 sq. ft. industrial strata unit offers excellent exposure, convenient access, and the ideal layout for a wide range of business operations. Just 5 minutes from downtown Kelowna, the location bridges two of the Okanagan's busiest commercial zones. Property Details: Total Area: 10,022 sq. ft. Main Floor: 7,600 sq. ft. Mezzanine: 2,422 sq. ft. - ideal for office use, storage, or light operations Ceiling Height: 21 feet - optimal for industrial racking, machinery, or open-plan workspace Construction Year: 2005 - modern build with quality finishes and durable structure Zoning: I-1 (Light Industrial) Commercial service providers, Light manufacturing and assembly, Warehousing and logistics, Education and training facilities, Health, fitness, and specialty studios Key Features: 3 oversized 14' x 16' overhead doors for seamless shipping and receiving Modern front-facing showroom and lobby, offering a professional entry point for clients or retail operations Extensive glazing throughout, ensuring bright, naturally lit workspaces Mezzanine flexibility for office build-outs or workflow optimization Ample on-site parking for staff and visitors, with easy vehicle circulation for deliveries (id:6769)

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Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com