



## 375 WARREN Avenue Penticton British Columbia

\$13

Unlock the full potential of your business with this exceptional commercial lease opportunity offering over 5,700 square feet of highly functional and flexible space. Ideally located just blocks from Penticton's vibrant Main Street and steps from Government Street, this prime location ensures steady traffic and maximum exposure for your business. The expansive warehouse boasts soaring 15-foot ceilings and convenient ground-level loading with garage bay door, making it ideal for distribution, storage, trades and more with the M1 zoning. Adjacent to the warehouse is a generous flex space that can easily adapt to your needs whether for additional storage or a dynamic office expansion. The well designed office area includes a spacious reception, private office, staff room with kitchen, and a washroom, creating a professional environment for clients and team members alike. This space offers the rare combination of industrial functionality and office comfort in one cohesive footprint. Whether you're launching a new enterprise, relocating, or expanding operations, this space is built to support your growth and success. Don't miss this opportunity to secure a high visibility, high impact location in the heart of the city. Fantastic Owner willing to work with the right tenant on a grace period or improvements! Bring your business and creative idea to the table! (id:6769)

Listing Presented By:



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eXp Realty

<http://www.maapgroup.com/>



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