



## 300 Beaver Lake Road 50 Kelowna British Columbia

\$19

Brand new 4,953 SF industrial unit available for lease in the highly connected Argus Business Park North. Ideal for warehousing, distribution, light manufacturing, or service-based businesses, this I-2 zoned unit features two dock loading doors, one grade-level bay, 28' clear ceiling height, 3-phase power, energy-efficient LED lighting, and ample on-site parking. The unit includes two large walk-in coolers and freezers in excellent working condition, offering a turnkey solution for cold storage, food distribution, or similar uses. The clean, modern exterior provides great visibility and allows for abundant natural light throughout. Previously used by a national Asian food distributor as a storage facility, the space is well-suited for logistics and temperature-sensitive operations. Strategically located just off Highway 97 with direct access to major transportation routes, the unit is ready for immediate occupancy. Contact the listing agent to schedule a viewing--24 hours' notice required. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Crest Realty

<http://pranshumittal.com/>



**Royal**

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