



## 2476 Westlake Road 106-107 West Kelowna British Columbia

\$17

FOR LEASE - 5,632 SQ. FT. Industrial Strata Unit in West Kelowna's Premier Business Hub This is a prime opportunity to lease a well-appointed 5,632 sq. ft. industrial strata unit in the heart of West Kelowna's vibrant commercial and industrial district. Located at 2476 Westlake Road, this space offers excellent visibility, accessibility, and flexibility, just minutes from both downtown Kelowna and West Kelowna's key industrial zones. Property Overview: Main Floor: 4,800 sq. ft. Mezzanine: 832 sq. ft. - perfect for office buildout, storage, or production support Ceiling Height: 21 feet - ideal for high-clearance warehousing or equipment-heavy operations Built: 2005 - modern, high-quality construction with a clean, professional aesthetic Zoning: I-1 (Light Industrial) Commercial service providers Light manufacturing and assembly Warehousing and distribution Educational/training centers Fitness and wellness facilities Two (2) 14' x 16' overhead doors - ensuring easy flow for shipping, receiving, and operational access Showroom-Ready Entrance: Modern front lobby and showroom space for client-facing activities Bright & Functional Interior: Extensive glazing throughout the unit provides abundant natural light Ample on-site parking for employees, customers, and delivery vehicles (id:6769)

Listing Presented By:



Originally Listed by:  
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