



## 2476 Westlake Road #106-#110 Kelowna British Columbia

\$17

FOR LEASE - Premium 15,654 SQ. FT. Industrial Strata Building in West Kelowna Unlock a rare opportunity to lease a high-quality 15,654 sq. ft. industrial strata building located in the vibrant commercial core of West Kelowna. Situated at 2476 Westlake Road, this property offers exceptional exposure, accessibility, and is only 5 minutes from downtown Kelowna, placing your business at the gateway between two thriving markets. Main Floor: 12,088 sq. ft. Mezzanine: 3,566 sq. ft. - ideal for offices, storage, or expansion Ceiling Height: 21 feet - supports a variety of operational needs and equipment setups Year Built: 2005 - modern construction with excellent natural light and curb appeal Zoning: I-1 (Light Industrial) - allows for a wide range of uses, including: Commercial service operations Light manufacturing Warehousing & logistics Educational or training facilities Fitness & wellness centers (5) oversized 14' x 16' overhead doors for streamlined loading/unloading and workflow Customer-Ready Showroom: Stylish front entrance with lobby and showroom space to present a professional first impression Bright Interior: Expansive glazing provides abundant natural light throughout the building Parking & Access: Ample on-site parking and excellent vehicle access for staff and deliveries (id:6769)

Listing Presented By:



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