

10,000 SF OF WAREHOUSE AND OFFICE SPACE FOR LEASE

3376 SEXSMITH ROAD, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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COMMERCIAL



OVERVIEW

Rare opportunity to lease 10,000 SF of warehouse and office space in the Reid's Corner area of Kelowna. The warehouse features one 10' x 14' loading door and ceiling heights of 18' at the eaves, then slopes up gradually. The office area is well finished and features multiple offices, a kitchenette and boardroom. Ample on-site parking with the opportunity to secure 0.7 acres of additional yard space for an additional fee. 400 amp, 208 volt 3-phase electrical service. Premises features shared access to dock loading.

PROPERTY DETAILS

- MUNICIPAL ADDRESS
 3376 Sexsmith Road,
 Kelowna BC, V1X 7S5
- ZONED 12;P4
- LEASABLE AREA 10,000 SF
- \$ BASE RENT \$13
- S ADDITIONAL RENT \$2.70



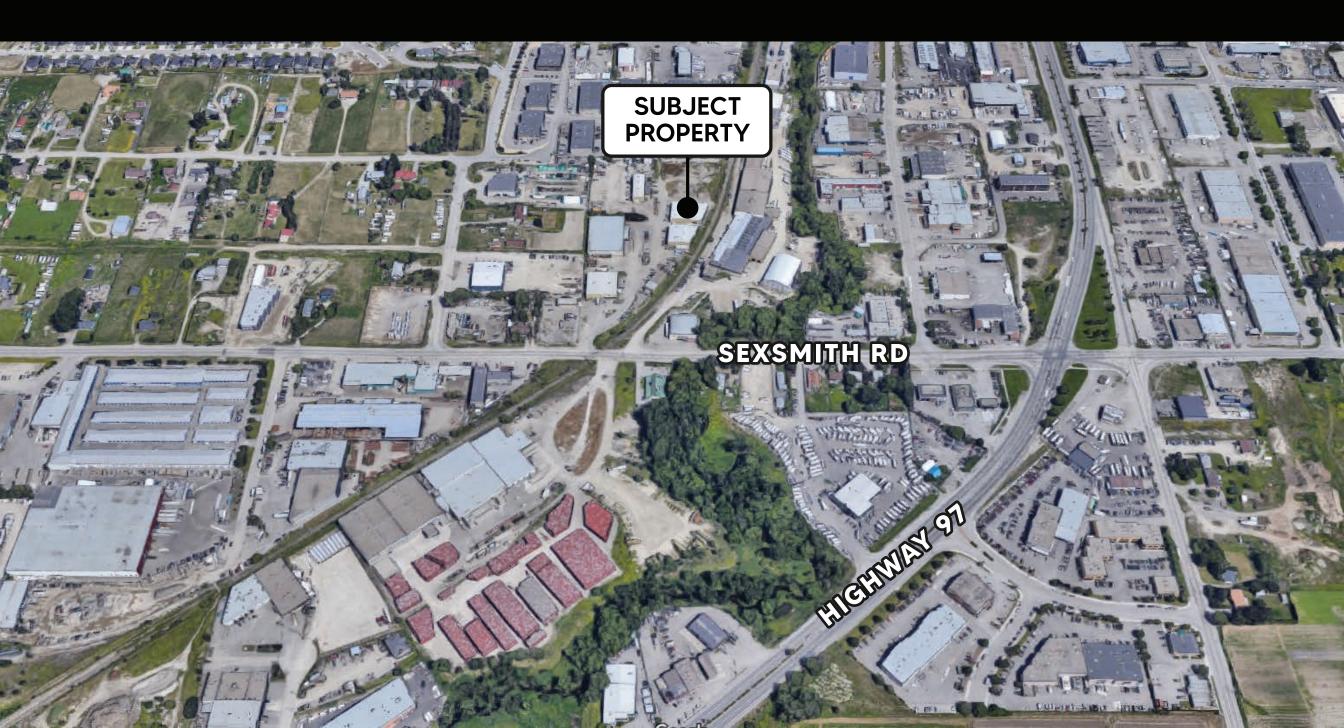






LOCATION OVERVIEW

Exceptional location on Sexsmith Road in Kelowna's Reid's Corner area. The site offers easy access to Highway 97 via a signalized intersection at Sexsmith Road.





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