



# INDUSTRIAL UNITS FOR LEASE

UNIT 101 & 102  
8750 JIM BAILEY CRESCENT, KELOWNA, BC

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ROYAL LEPAGE KELOWNA

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## THE OPPORTUNITY

To lease Units 101 and 102 located within the Jim Bailey Industrial Centre. The development offers an exceptional opportunity to lease functional space within the Kelowna North Industrial area.

Units may be leased individually or combined, with each unit offering 1,800 SF on the main level, and 525 SF on the mezzanine. Each individual unit offers a total floor area of 2,325 SF, and collectively offer a total leasable floor area of 4,650 SF. Both units feature 26'6" clear ceiling heights, exclusive 14'x12' grade load overhead doors, 200 AMP 3-phase power, and reserved parking on-site.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

Unit 101 & 102  
8750 Jim Bailey Crescent,  
Kelowna, BC



### YEAR BUILT

2022



### LEASEABLE AREA (PER UNIT)

Main: 1,800 SF  
Mezzanine: 525 SF  
Total: 2,325 SF



### ZONING

I3 Heavy Industrial



### LEASE RATE

\$15.00 / SF



### NNN

\$4.00 / SF



### TERM

Unit 101: 2 Years  
Unit 102: 5-10 Years



### POSSESSION

Immediate

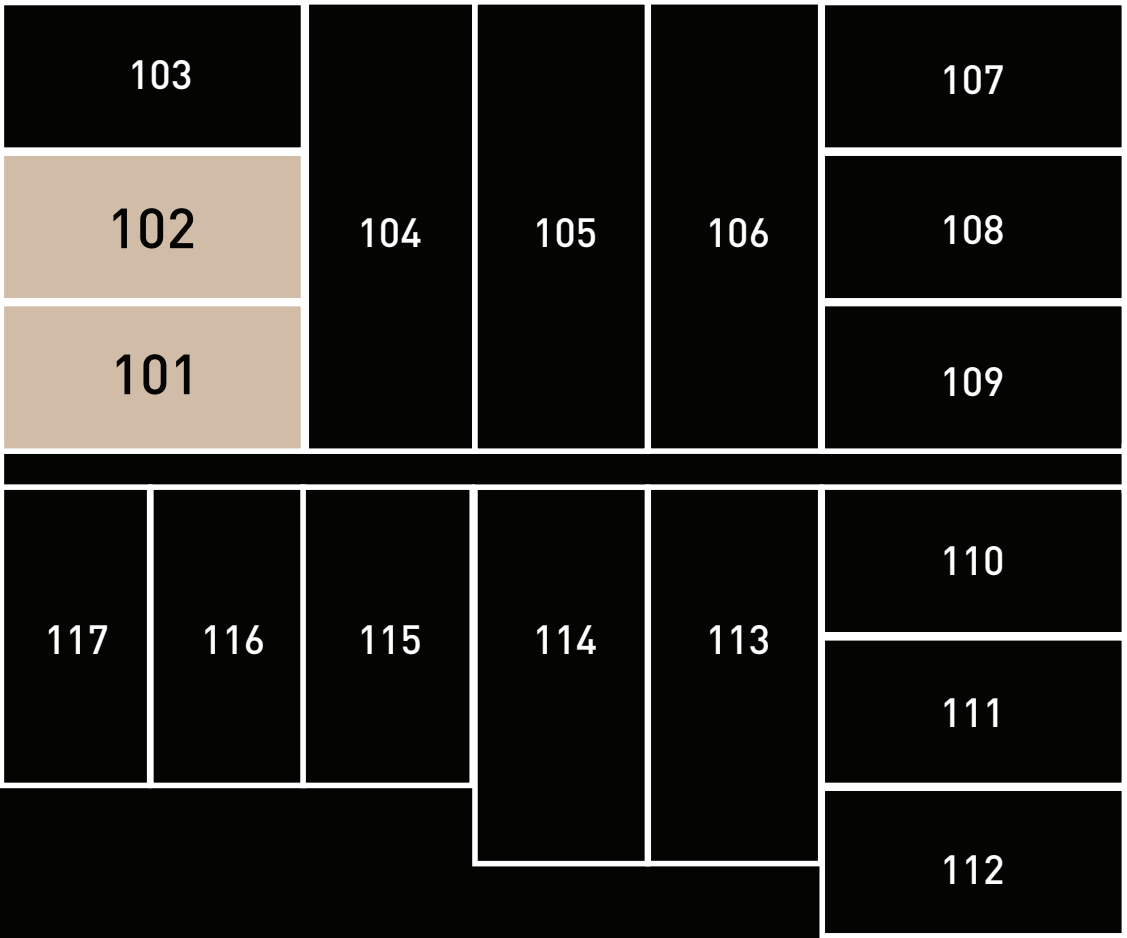


# FEATURES

CEILING HEIGHT	Main Warehouse: 26'6 Clear Under Mezz: 15'6 Clear
POWER	200 AMP 3-phase 120/208V
LOADING	One exclusive grade overhead door per unit 14' (H) x 12' (W)
LOAD CAPACITY	300 lb/sf on main floor
PARKING	2 Reserved stalls and additional shared visitor stalls



FRONT  
ENTRANCE







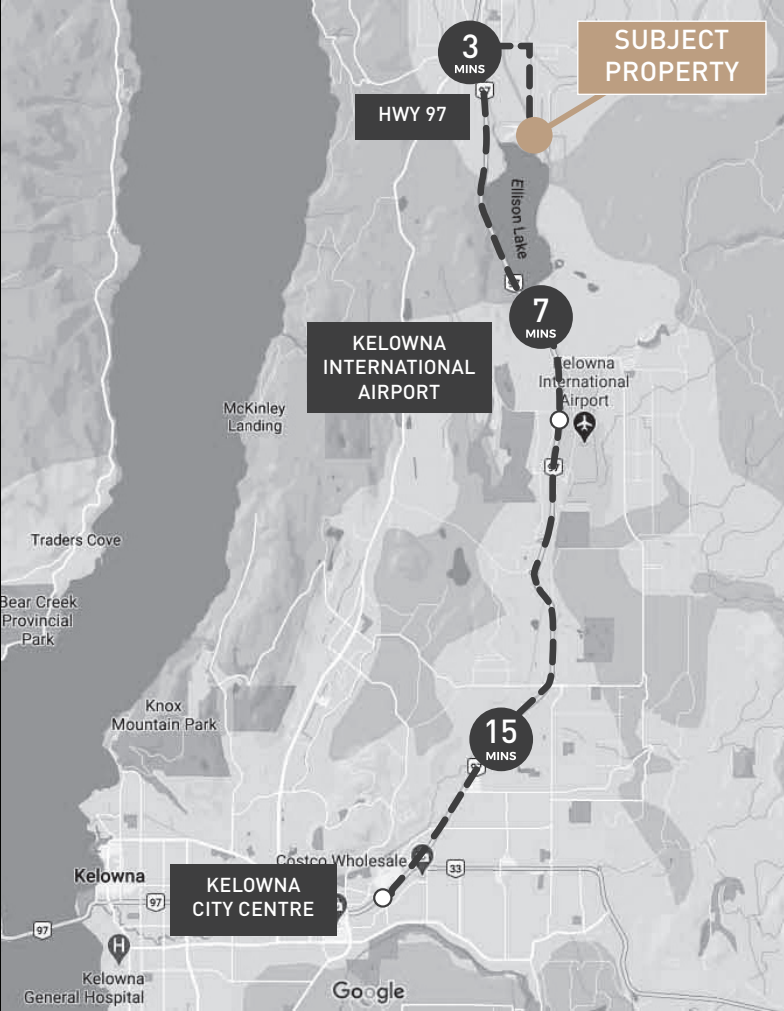
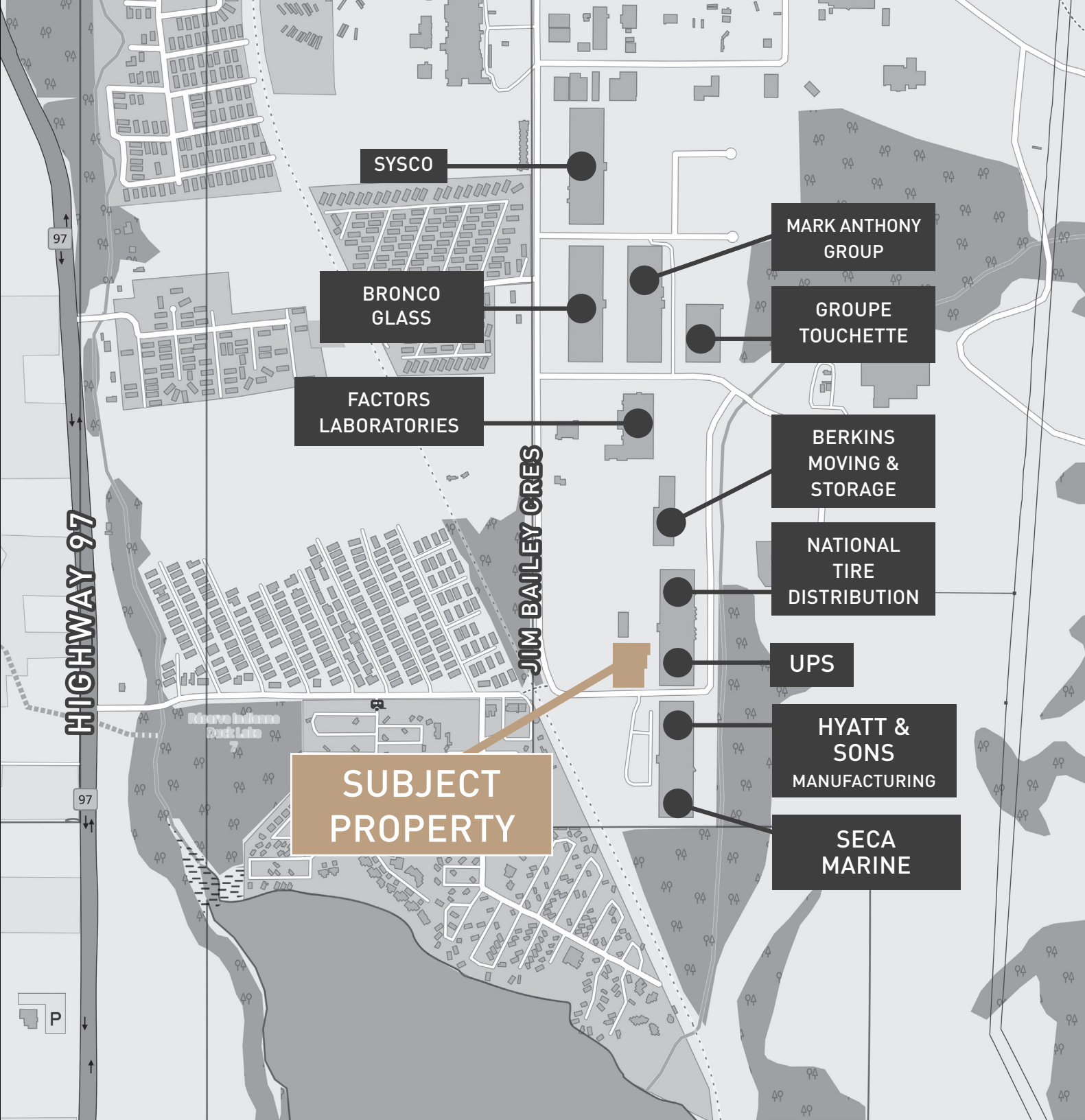






# LOCATION OVERVIEW

The Kelowna North Industrial Park, previously known for the Hiram Walker distillery and manufacturing area, is one of the fastest-growing industrial parks in the Okanagan. With easy access to Highway 97, this area provides local and national business operators an opportunity to service the Central and North Okanagan markets with ease.



# CONTACT

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