



**For Sale**  
**375 Potterton Road**  
Kelowna, BC



132,195 sf fully-tenanted,  
income producing industrial  
investment opportunity

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## 132,195 sf fully-tenanted, income producing industrial investment opportunity

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Kelowna, BC













### Opportunity

375 Potterton Road features a rare opportunity to purchase an income producing warehouse facility in Kelowna's thriving industrial area. The property comprises 132,195 sf of industrial space on 7.78 acres and is fully-tenanted to five businesses on long-term leases.

The property is located east of Highway 97, providing quick access to Kelowna International Airport, Downtown Kelowna and Vernon.

### Key highlights

-  Income producing investment opportunity
-  Fully-tenanted to five reputable business on long-term leases
-  18' - 20' clear ceiling height
-  Eleven (11) 16' x 14' oversized grade level loading doors and one (1) regular grade door
-  Four (4) dock level loading doors plus one (1) drive-in dock loading door
-  1200 amp, 347/600 volt, 3-phase electrical service
-  Fully sprinklered facility and ESFR sprinklers in Unit D1
-  130' loading court
-  New roof completed in 2015
-  Low site coverage

### Property details

#### GROSS BUILDING AREA

132,195 sf

#### GROSS LAND AREA

7.78 acres

#### PROPERTY TAXES (2023)

\$206,554.64

#### PID

023-839-171

#### LEGAL DESCRIPTION

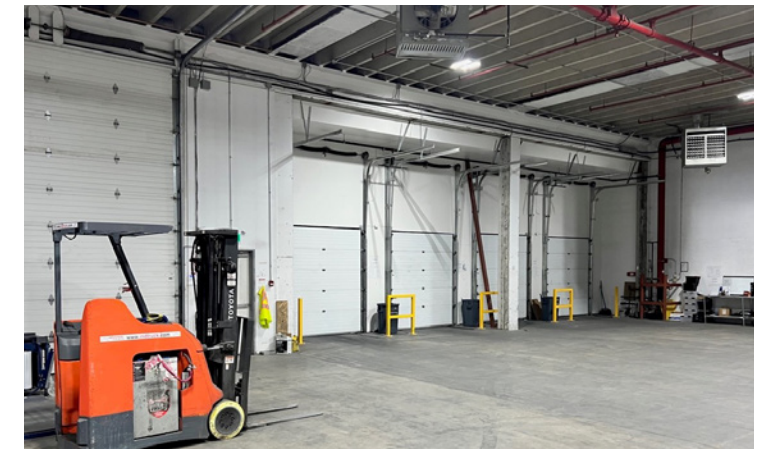
LOT D SECTION 2 TOWNSHIP 20 OSOYOOS  
DIVISION YALE DISTRICT PLAN KAP59703

#### ZONING

I2 - General Industrial permits a wide range of industrial uses including, but not limited to manufacturing, assembly, distribution, and service.

#### SALE PRICE

Please contact the listing team







POTTERTON ROAD

JIM BAILEY ROAD

JIM BAILEY CRESCENT

## Drive Times

**04** minutes to  
Highway 97

**08** minutes to  
Kelowna Airport

**16** minutes to  
Highway 33

**20** minutes to  
Downtown Kelowna

**24** minutes to  
Vernon

## Contact for more information

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