



FOR LEASE

WAREHOUSE / RETAIL SPACE LOCATED
IN THE AIRPORT BUSINESS PARK

UNITS 1 & 2 – 1580 INNOVATION DRIVE
KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

JOEY STENSLAND

AGENT

250.470.7234

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com



PROPERTY DETAILS



MUNICIPAL ADDRESS

Units 1 & 2 - 1580 Innovation Drive
Kelowna BC



YEAR BUILT

2008



LEASEABLE AREA

3,150 SF



LEASE RATE

\$19 / SF



NNN

\$5.34 / SF



ZONING

I2 General Industrial



PARKING

6 Reserved stalls & additional
shared on-site parking



POSSESSION

Immediate

OVERVIEW

Introducing Units 1 & 2 at 1580 Innovation Drive, ideally situated in the heart of Kelowna's Airport Business Park. This exceptional mixed-use industrial space, now available for immediate lease, offers a total of 3,150 SF of versatile workspace.

These combined units seamlessly transition from a spacious front-end area to an extended warehouse/showroom space, providing a flexible environment for diverse business needs. With a generous 22 FT clear ceiling height, a convenient glass loading door, multiple entrances, and floor-to-ceiling windows in this corner unit, it's an ideal space for a variety of applications.

FEATURES

- Corner unit with floor-to-ceiling windows throughout front entrance
- 22 FT Clear ceiling height
- 14'H x 9'W Glass grade loading door
- Multiple entrance doors
- Built-in kitchenette/coffee bar within front entrance area
- Contemporary wood architectural lighting throughout
- Potential for 600V power service with transformer upgrade
- Existing conduit installed under the ground floor slab allows for the potential of a second power service to Unit 1

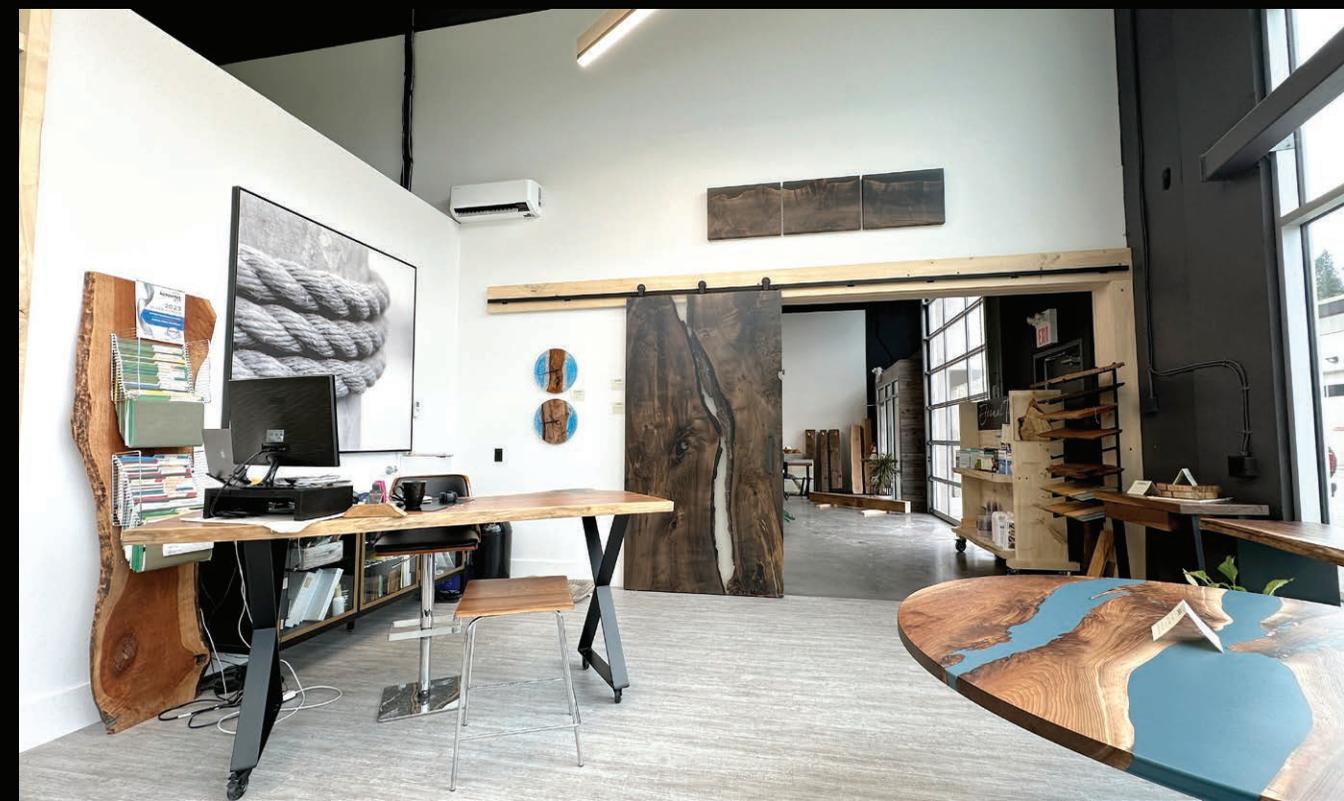




now open

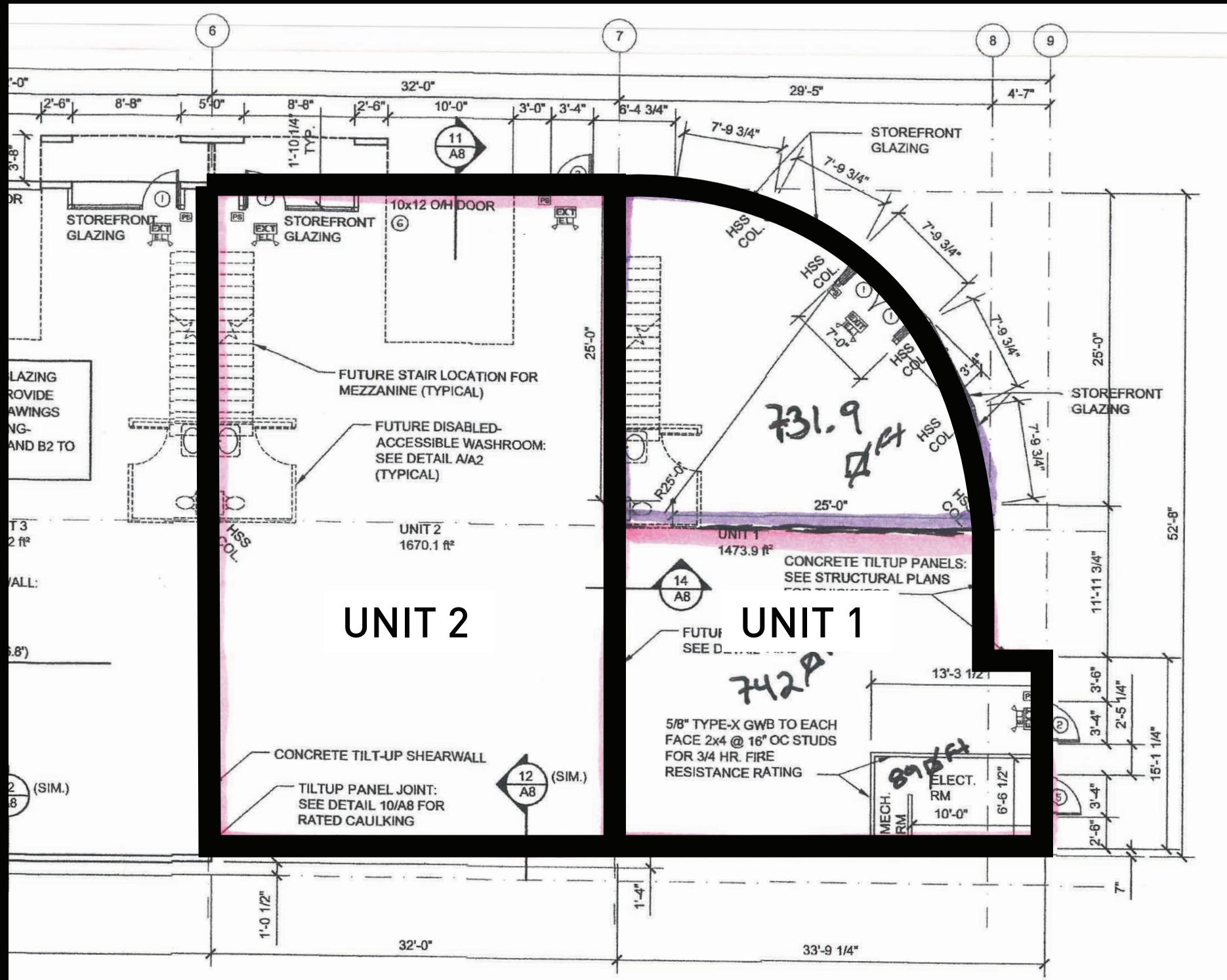
BUCK'S MAPLE

Sign



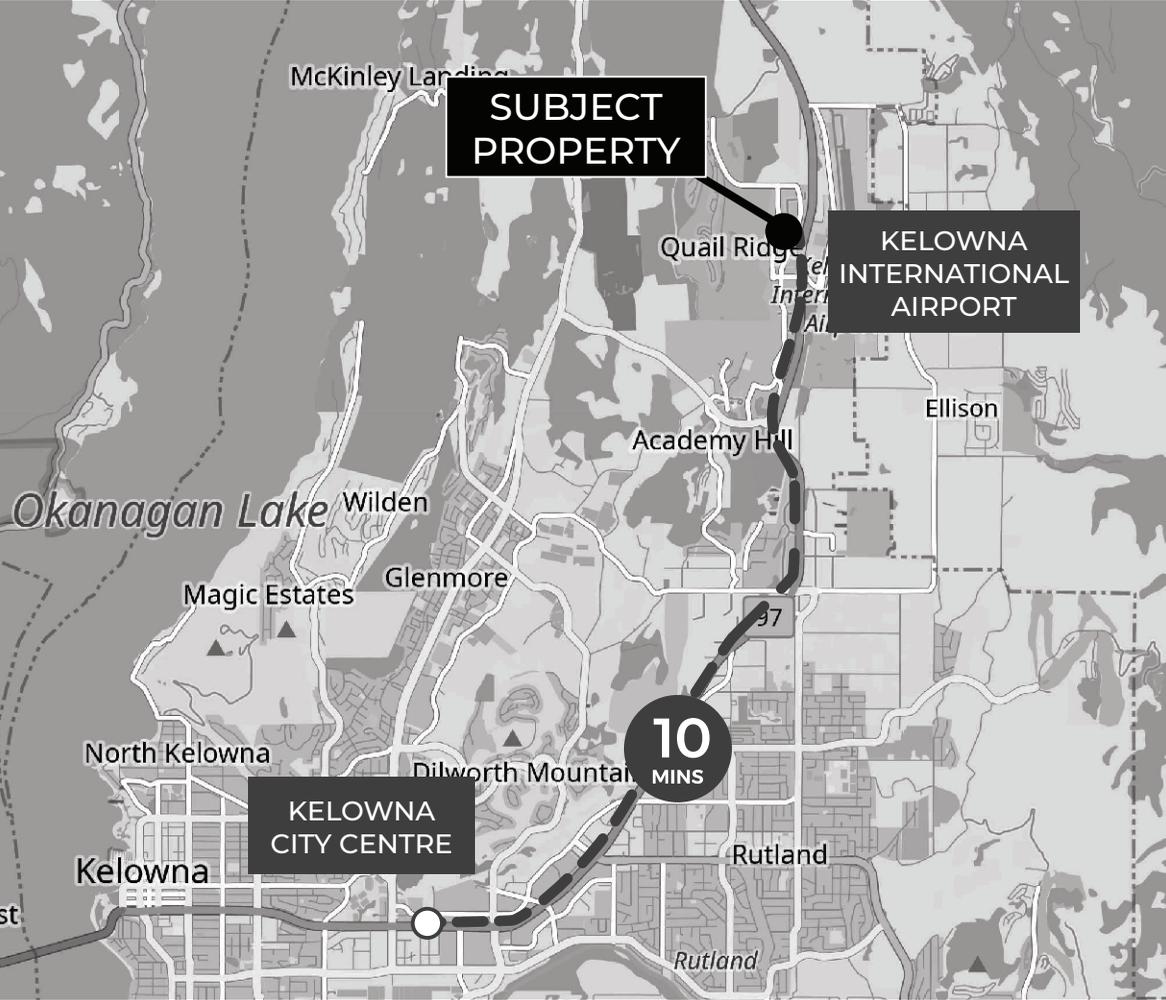


BUILDING PLAN



LOCATION OVERVIEW

Located at 1580 Innovation Drive in the Airport Business Park, this property boasts a prime location just off Highway 97. The Airport Business Park offers direct access to the Okanagan's main arterial routes, making transportation easy and convenient for businesses.



CONTACT

STEVE LAURSEN

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stevelaursen@rlkcommercial.com

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