



FOR LEASE

CROSS-DOCK FACILITY ON 3.98 ACRES
WITH ABILITY TO INCREASE WAREHOUSE

1100 MAYFAIR ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

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PROPERTY DETAILS



MUNICIPAL ADDRESS

1100 Mayfair Road,
Kelowna BC



ZONED

I2 | General Industrial



LAND AREA

3.98 Acres



RENTABLE BUILDING AREA

11,000 SF



CEILING HEIGHT

19' clear



LOADING

24 - 10' x 10' Dock level loading doors
1 - 10' x 14' OH door



BUILDING COVERAGE

11%



RENTABLE PAVED YARD AREA

1.6 acres (69,696 SF)



ESTIMATED ADDITIONAL RENT

\$8.14/SF



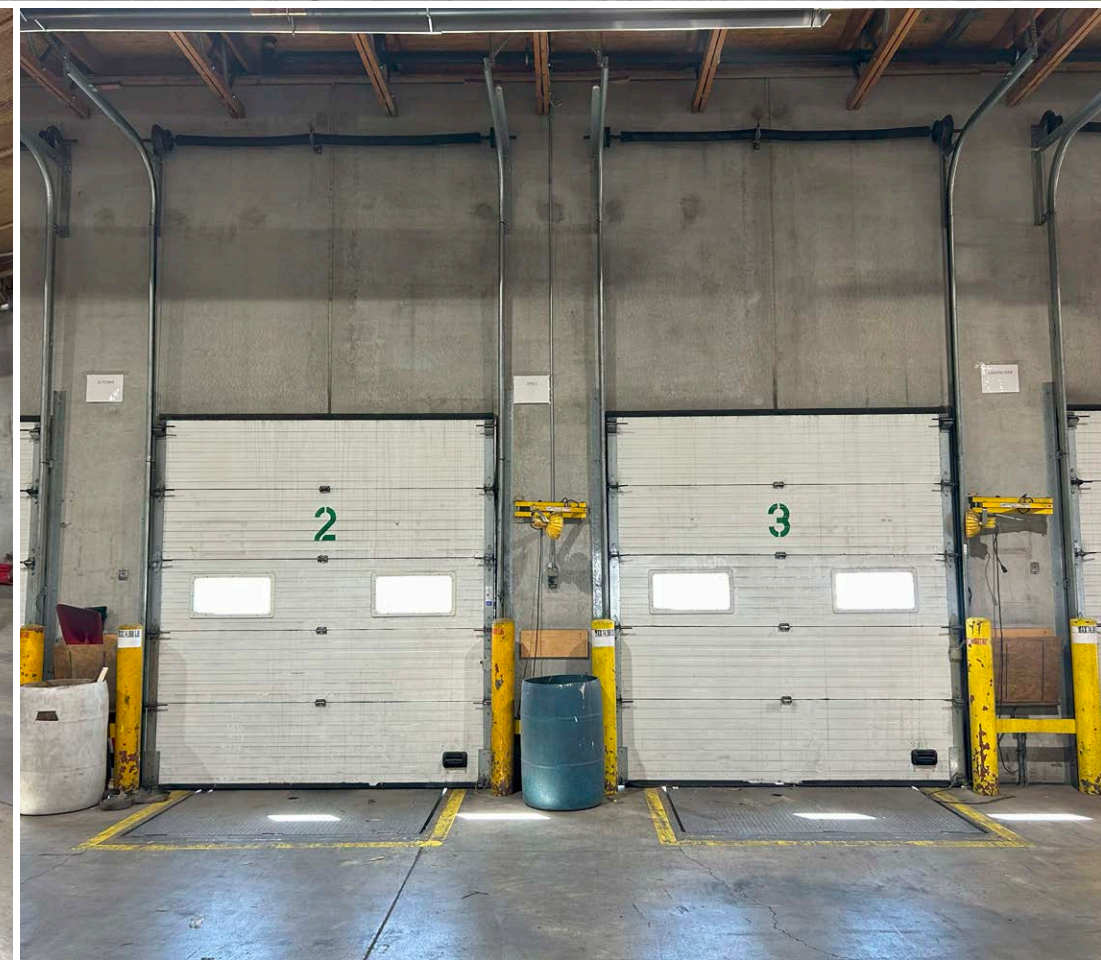
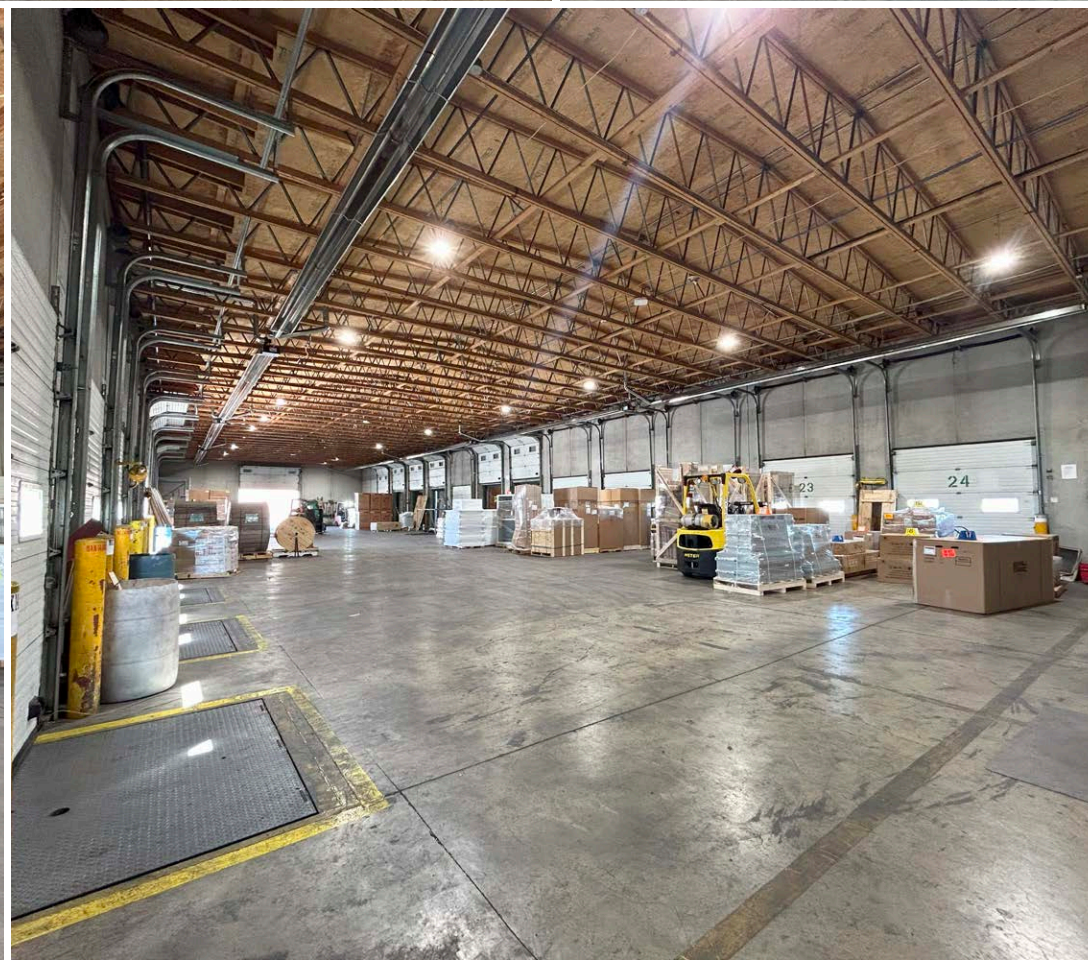
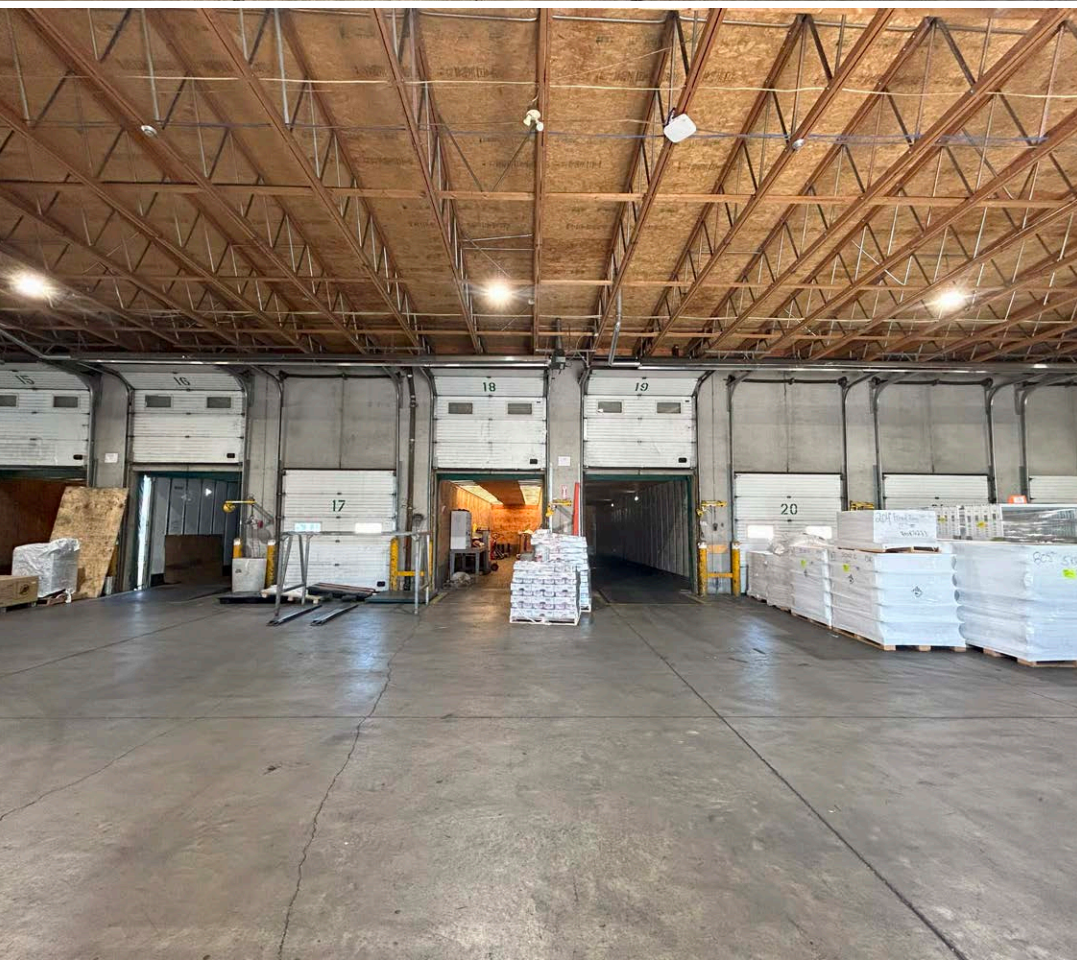
LEASE RATE

\$22.00/SF | Rentable Building Area
\$2.75/SF | Rentable Yard Area

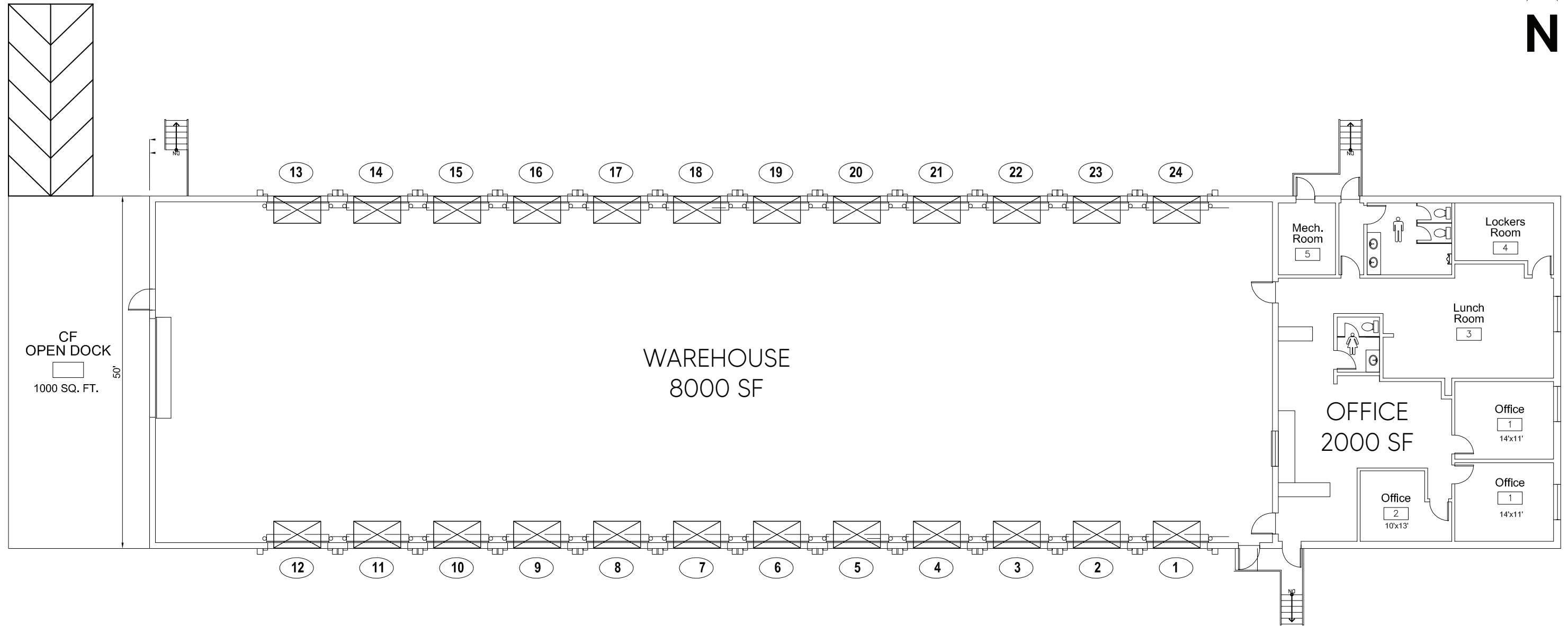
OVERVIEW

Opportunity to lease 11,000 square feet on 3.98 acres at 1100 Mayfair Road, Kelowna BC. Located within minutes of Highway 97 in the heart of Kelowna, this rare opportunity is available Q4 2024. This space offers a specialized cross-dock facility including ample dock-level loading, built-out office space, an expansive dock area and additional exterior yard space. The property offers the ability to expand for your needs with build-to-suit options available.



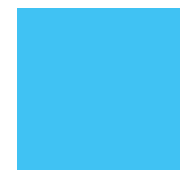
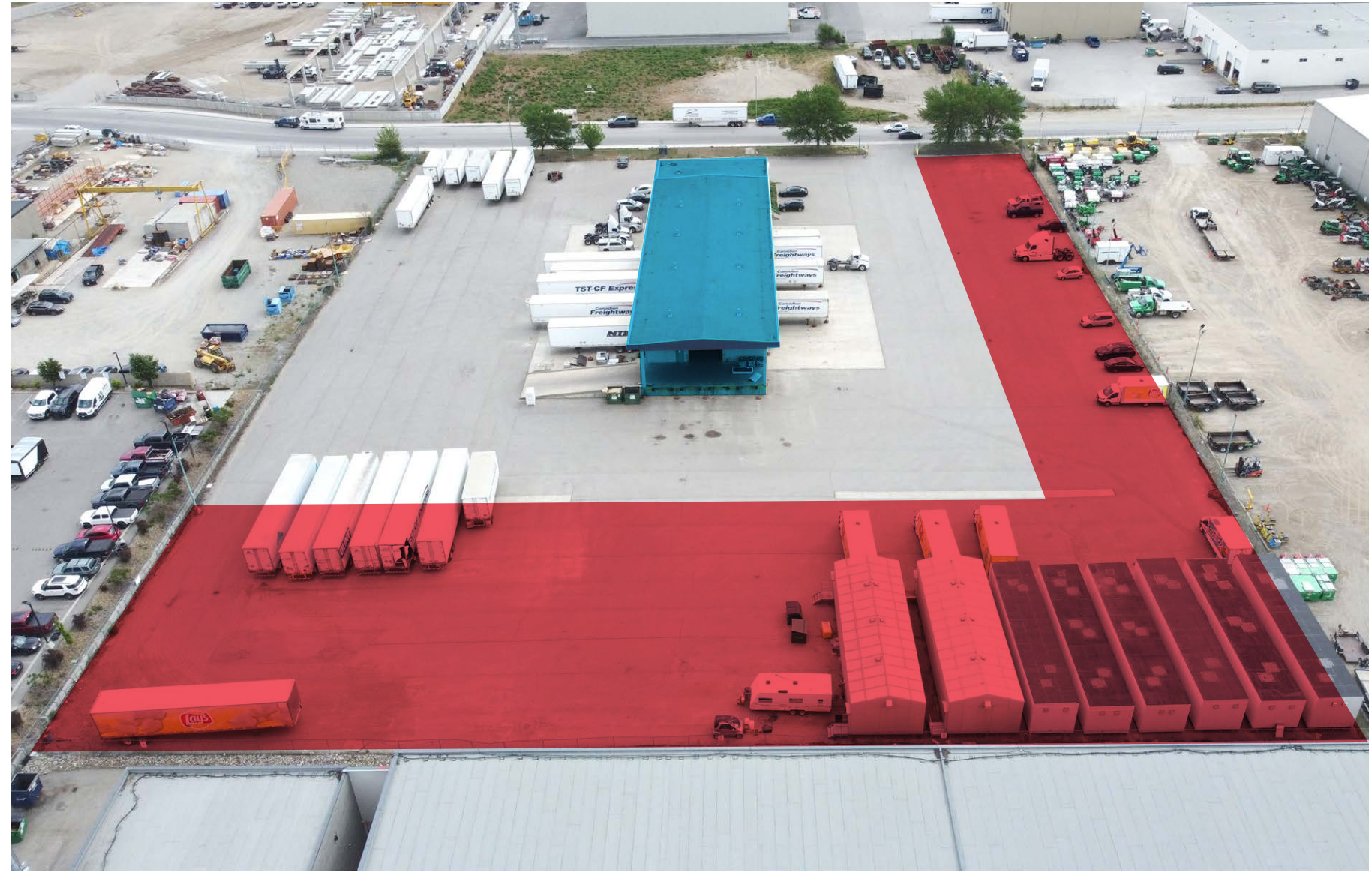
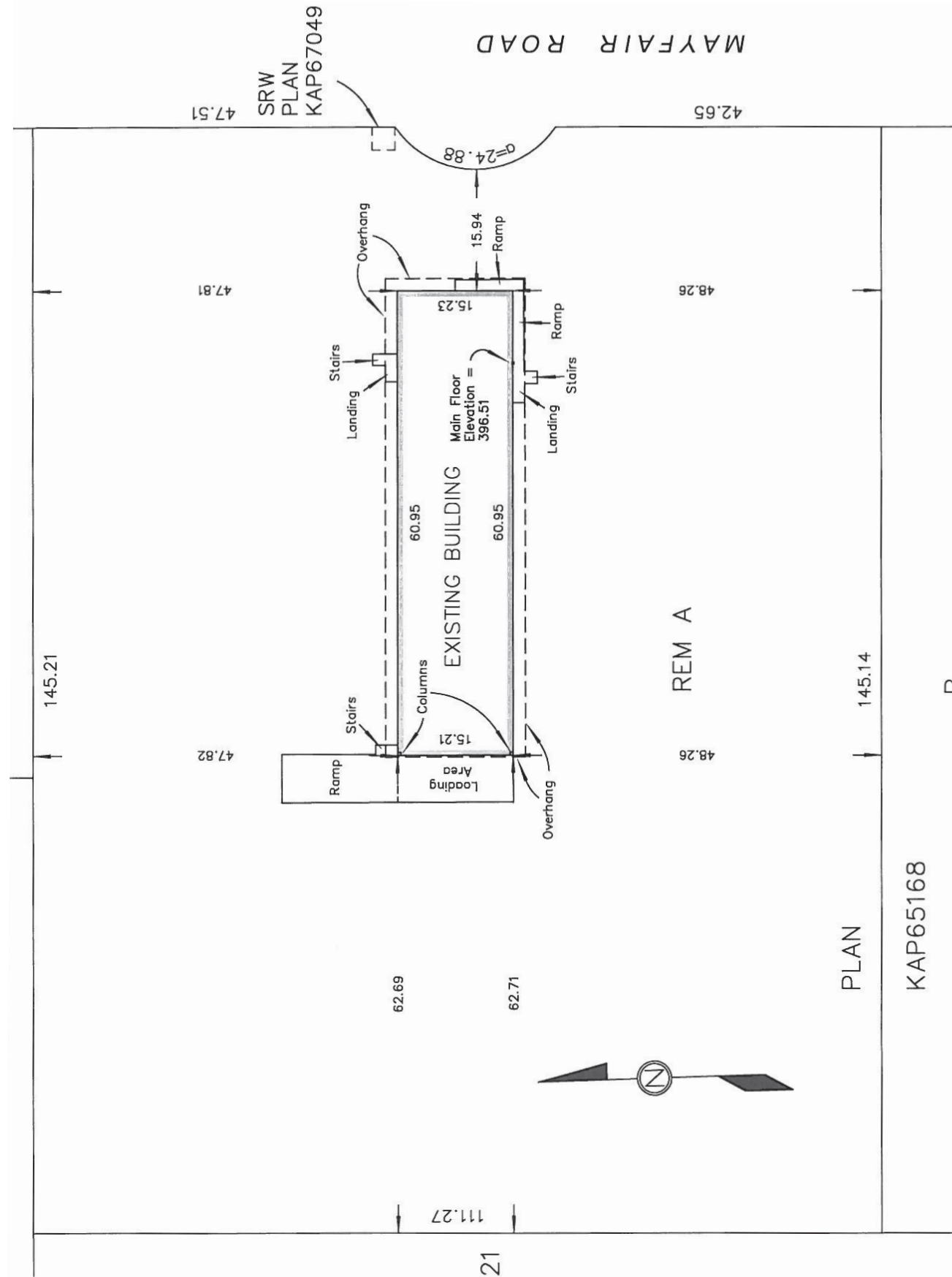


FLOOR PLAN



MAYFAIR ROAD

SITE PLAN



BUILDING AREA



RENTABLE PAVED AREA

LOCATION OVERVIEW



**SUBJECT
PROPERTY**

MCCURDY RD

MAYFAIR RD

HIGHWAY 97

STREMEL RD

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