



FOR LEASE

PRIME INDUSTRIAL UNIT FOR LEASE IN KELOWNA'S FIRST
LARGE-FORMAT PREMIUM INDUSTRIAL STRATA DEVELOPMENT
WITH GRADE AND DOCK LOADING

103 - 3440 CIRCUIT ROAD | KELOWNA BC

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

STEVE BROOKE
PERSONAL REAL ESTATE CORPORATION

604.315.5253

www.cbre.com


ROYAL LEPAGE KELOWNA

COMMERCIAL

CBRE





PROPERTY DETAILS


 **MUNICIPAL ADDRESS**
103 - 3440 Circuit Road
Kelowna BC

 **UNIT SIZE**
10,123 SF

 **ZONING**
I2 | General Industrial.

 **LOADING**
1 - 12' x 14' Grade-level loading door
2 - 8'6" x 14' Dock level loading doors

 **YEAR BUILT**
2024

 **LEGAL DESCRIPTION**
LOT A DISTRICT LOT 32 AND
SECTION 14 TOWNSHIP 23
OSOYOOS DIVISION YALE
DISTRICT PLAN EPP123820

 **LEASE RATE**
\$20 / SF +

 **EST. ADDITIONAL RENT**
\$6 / SF

OVERVIEW

Explore this rare leasing opportunity at Unit 103 in Stratosphere, a cutting-edge industrial strata development by Beedie in the heart of the Okanagan Valley, and Kelowna's first large format premium industrial strata development with grade and dock loading.

Unit 103 presents 10,123 SF of versatile industrial space, comprising 8,050 SF on the ground floor and an additional 2,073 SF on the mezzanine. This unit includes prime features such as one grade loading door (12' x 14'), two dock loading doors (8'6" x 10'), impressive ceiling heights of 28' in the warehouse and 10' in the mezzanine, 1 accessible washroom, 15 designated parking stalls, and a skylight. Additionally, tenants benefit from modern amenities like high-efficiency LED lighting, gas-fired unit heaters, and an ESFR sprinkler system, alongside robust electrical capabilities with 200 amps at 347/600 volts per bay.



PROPERTY FEATURES

- Ground Floor | 8,050 SF
- Mezzanine | 2,073 SF
- Total | 10,123 SF
- 28' clear ceiling height
- 15 designated parking stalls
- Power – 200 amps at 347/600 volts per bay
- Sprinklers - ESFR Sprinkler system
- Lighting – High-efficiency LED fixtures
- Heaters – Gas-fired heater

All room dimensions and floor areas must be considered approximate and are subject to independent verification.



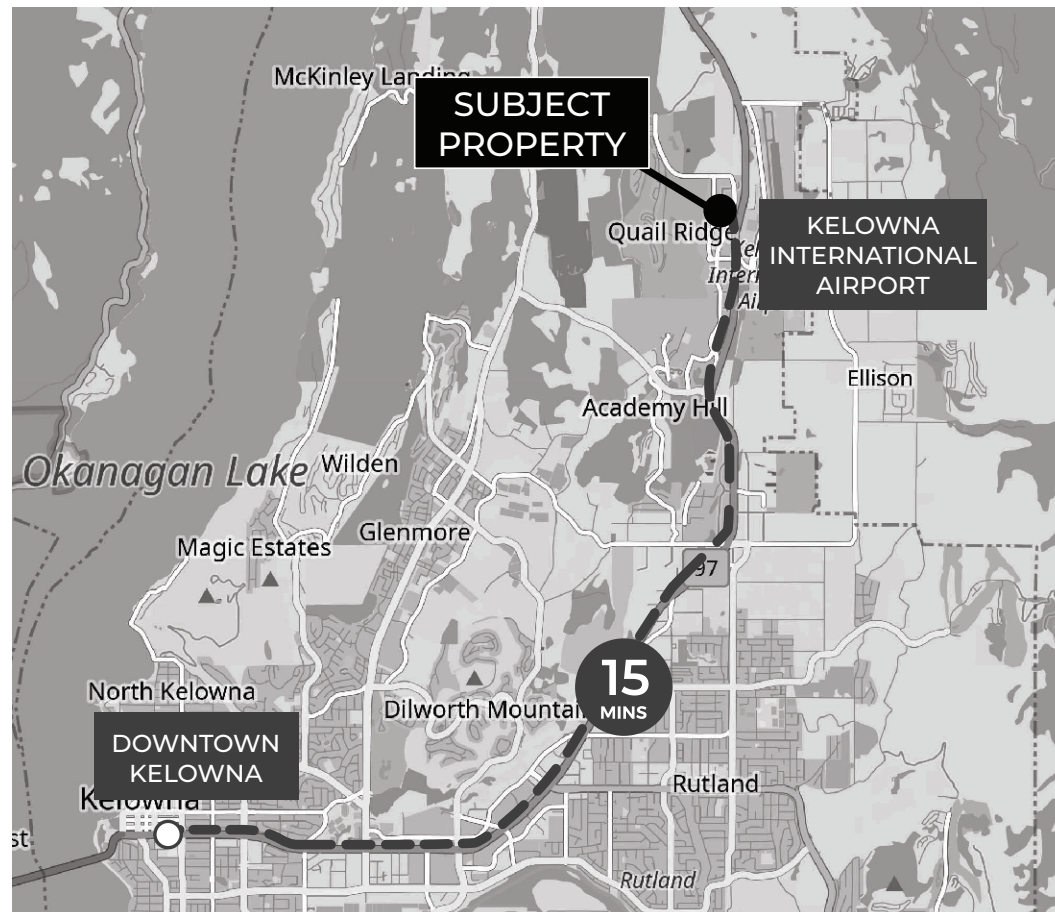
SITE PLAN



LOCATION

Conveniently situated just off Highway 97, unit 103 at Stratosphere offers unparalleled connectivity to the region's main transportation arteries, providing a strategic advantage for businesses operating in the Interior. Adjacent to Kelowna International Airport, Stratosphere is the newest addition to the Airport Business Park.

Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and comprised of unique mixed commercial. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.



1 MIN
TO
HWY 97

2 MIN
TO
KELOWNA
INTERNATIONAL
AIRPORT

8 MIN
TO
HWY 33

15 MIN
TO
DOWNTOWN
KELOWNA

34 MIN
TO
VERNON

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

STEVE BROOKE

PERSONAL REAL ESTATE CORPORATION

604.315.5253

steve.brooke@cbre.com

www.cbre.com



This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, RLK Commercial, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.