



**FOR LEASE**

**LARGE FORMAT INDUSTRIAL SPACE**

**3348 SEXSMITH ROAD, KELOWNA BC**

**MEGHAN CORTESE**

PERSONAL REAL ESTATE CORPORATION

**250.862.7038**

[www.rlkcommercial.com](http://www.rlkcommercial.com)

**MODERN COMMERCIAL TEAM**

ROYAL LEPAGE KELOWNA

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# PROPERTY DETAILS



## MUNICIPAL ADDRESS

3348 Sexsmith Road,  
Kelowna BC



## ZONED

I2; P4



## SQUARE FEET

20,160 SF



## BASE RENT

\$13 psf



## TRIPLE NET

\$2.32 psf

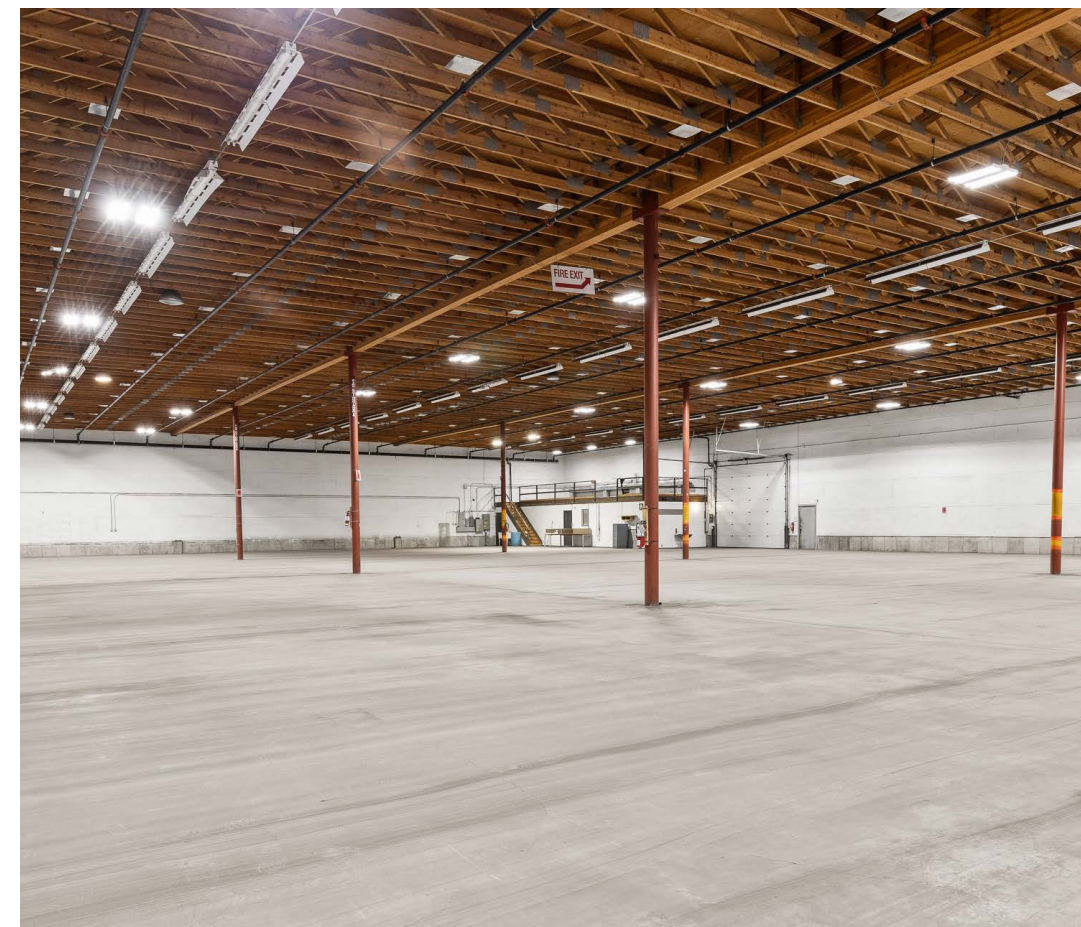
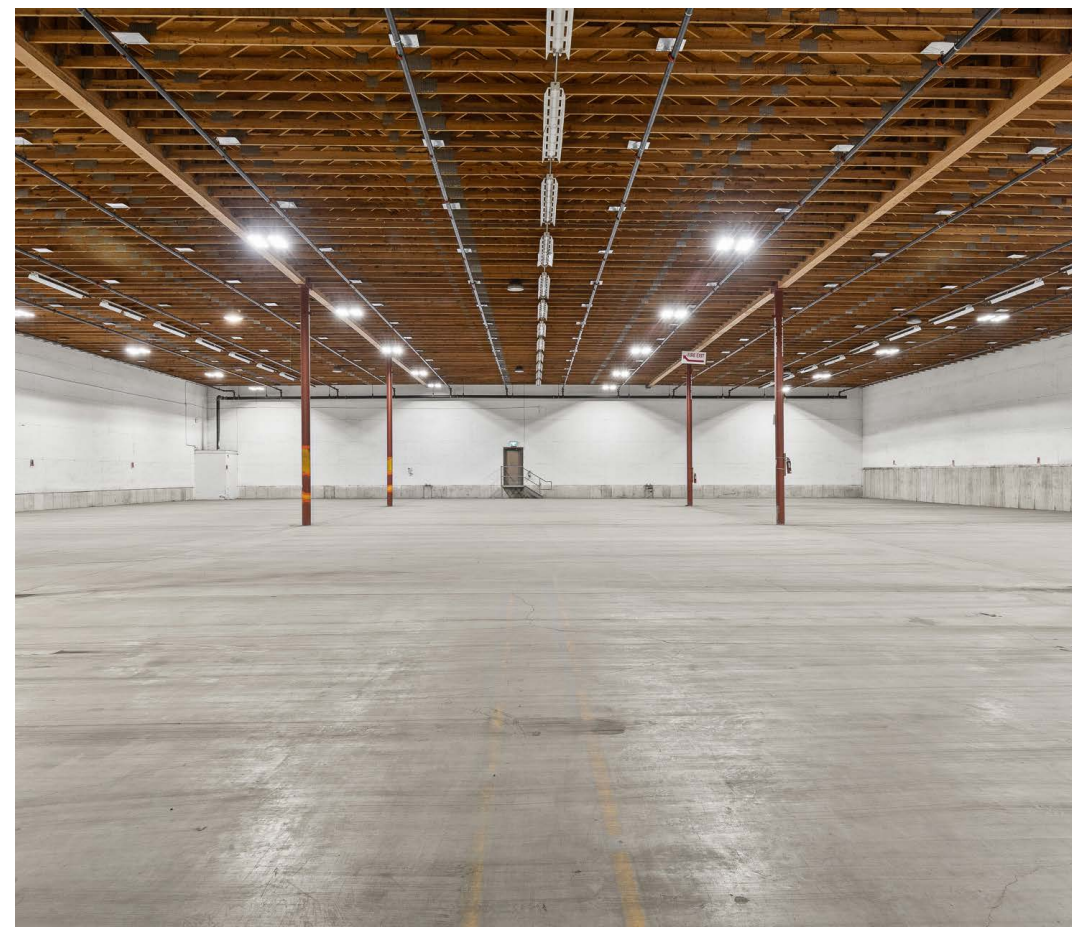
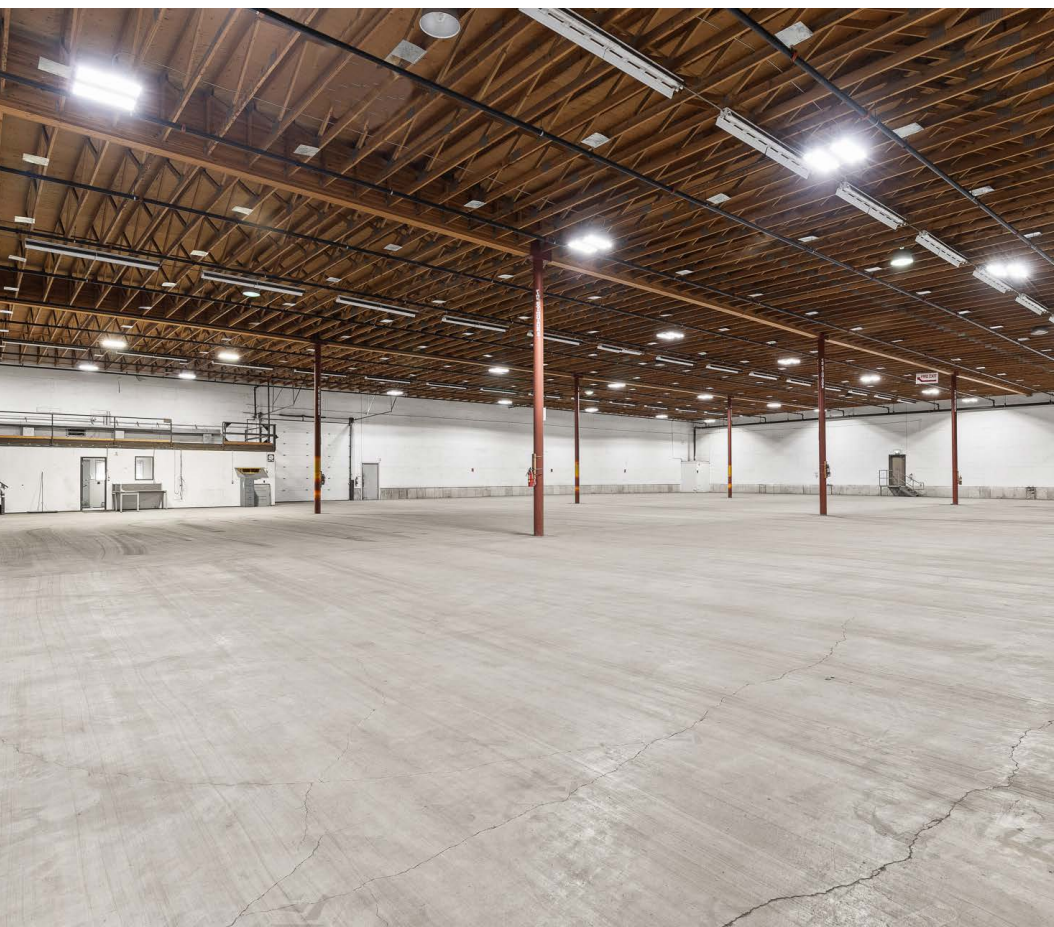
## OVERVIEW

Opportunity to lease a 20,160 sq. ft. large format industrial building near the highly sought-after Reid's Corner area of Kelowna. The space includes a 630 sq. ft. mezzanine and a 630 sq. ft. ground-level office. Property features 400-amp, 250-volt power, a 12' x 14' grade-level bay door, a dedicated loading dock outside of the bay doors and ample on site parking. Ceiling heights range from 20 ft to the underside of the truss on the perimeter to 30 ft at the centre. Unit is vacant and available for immediate possession. Plans available upon request.

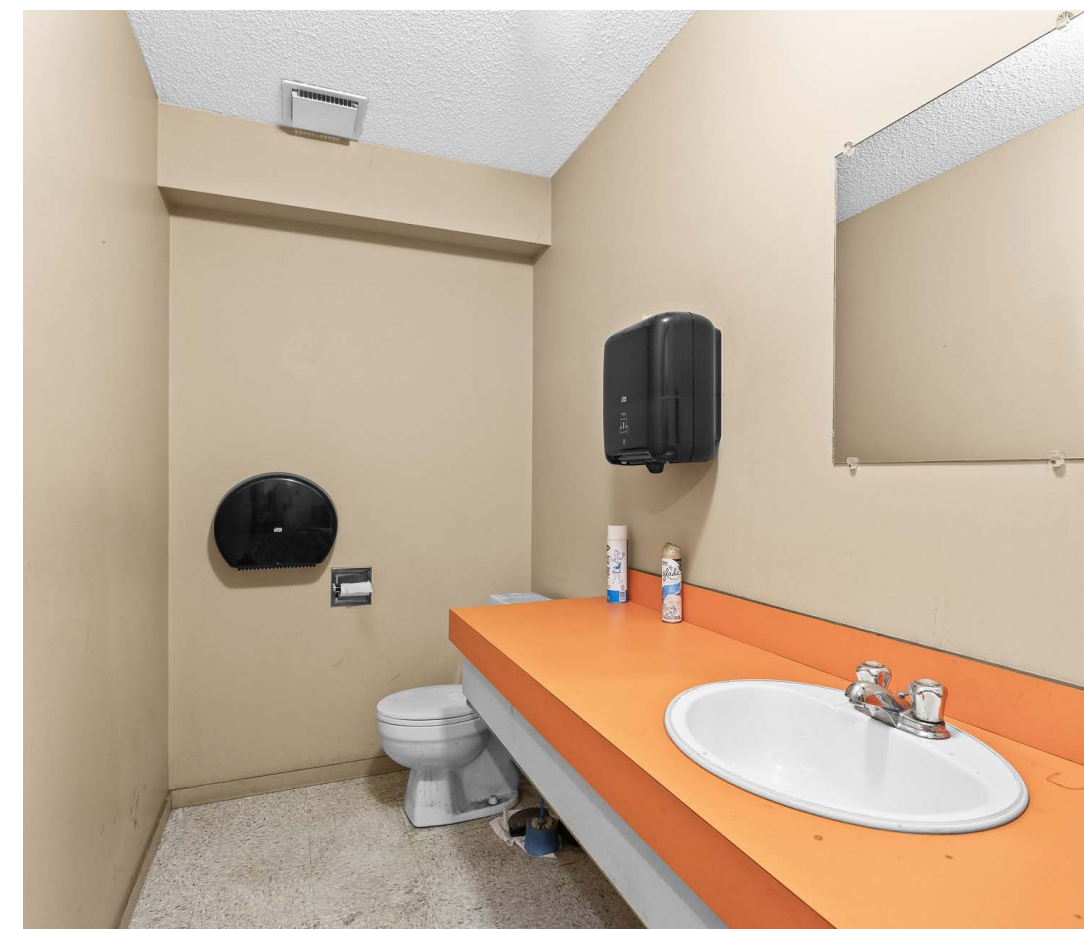
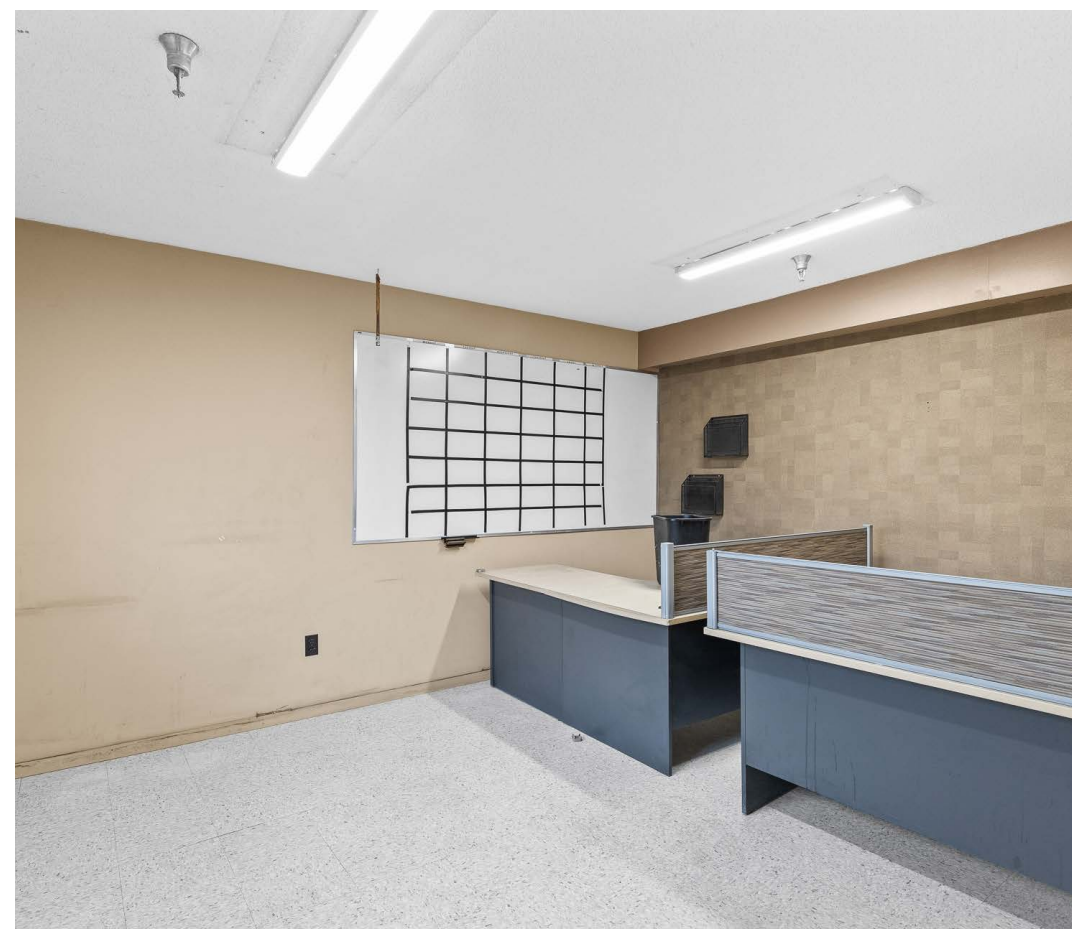














# LOCATION OVERVIEW

Located in Kelowna's North End industrial corridor, offering easy access to major transportation routes including Hwy 97N and YLW International Airport. Surrounded by a thriving mix of industrial and retail amenities, this property is an ideal choice for companies seeking both functionality and accessibility.







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