

# FOR SALE OR LEASE

## 1.59 TO 4.48 ACRES



## REID'S CORNER

2190 & 2080 RUTLAND ROAD N

Opportunity to secure vacant  
land near Highway 97

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ROYAL LEPAGE KELOWNA

COMMERCIAL

**CBRE**












MISSION GROUP





# PROPERTY DETAILS

- **ADDRESS**  
2190 Rutland Road North, Kelowna BC  
2080 Rutland Road North, Kelowna BC
- **LEGAL ADDRESS**  
LOT 1 PLAN EPP110033, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT  
  
LOT 3 PLAN EPP110033, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT
- **PID**  
2190 Rutland Road North: 031-860-591  
2080 Rutland Road North: 031-860-613
- **PROPERTY SIZE**  
2190 Rutland Road North  
69,555 sf (1.59 acres)  
  
2080 Rutland Road North  
125,932 sf (2.89 acres)
- **ZONING**  
I2 | General Industrial
- **FAR**  
1.5
- **MAXIMUM BUILDING HEIGHT**  
16.0 m
- **LIST PRICE / LEASE RATE**  
Please contact the listing team
- **BUILD TO SUIT**  
Build to suit opportunities are available on a proposal basis. Please contact the listing team for more information.

## HIGH-EXPOSURE INDUSTRIAL LAND – REID’S CORNER, KELOWNA

RLK Commercial, CBRE, and Mission Group are pleased to offer up to 4.488 acres of industrial land in one of Kelowna’s most sought-after nodes. Available for sale or lease, the site includes two level, serviced parcels—Lot 1 (1.597 acres) and Lot 3 (2.891 acres)—with easy access to Hwy 97.

With strong frontage and high-traffic visibility, this location is perfect for custom build-to-suit projects that demand exposure, scale, and access.

A rare opportunity for owner-users or tenants looking to establish a flagship operation in one of Kelowna’s busiest commercial corridors.










# ZONING

## I-2 - GENERAL INDUSTRIAL ZONE

The I-2 zoning designation allows for a broad range of high-value industrial uses. Permitted activities include automotive, RV, and marine sales, equipment dealerships, fleet operations, warehouse sales and distribution and athletic facilities. Outdoor storage and display are permitted, offering further flexibility. I-2 zoning accommodates both light and heavy industrial operations, with limited focus on retail or public-facing components, making the site ideal for businesses that prioritize functionality and efficiency.

## KEY FEATURES

-  Convenient access from Highway 97
-  Controlled intersections
-  Excellent frontage & exposure along Old Vernon Road & Rutland Road N
-  Development ready with substantial off sites complete
-  5-minute drive from Kelowna International Airport
-  15-minute drive to Downtown Kelowna
-  5-minute drive from UBC Okanagan campus – 11,900 + students. Downtown Kelowna campus projected to complete in 2027







SEXSMITH RD

HIGHWAY 97

OLD VERNON RD

2190 Rutland Road N

2080 Rutland Road N

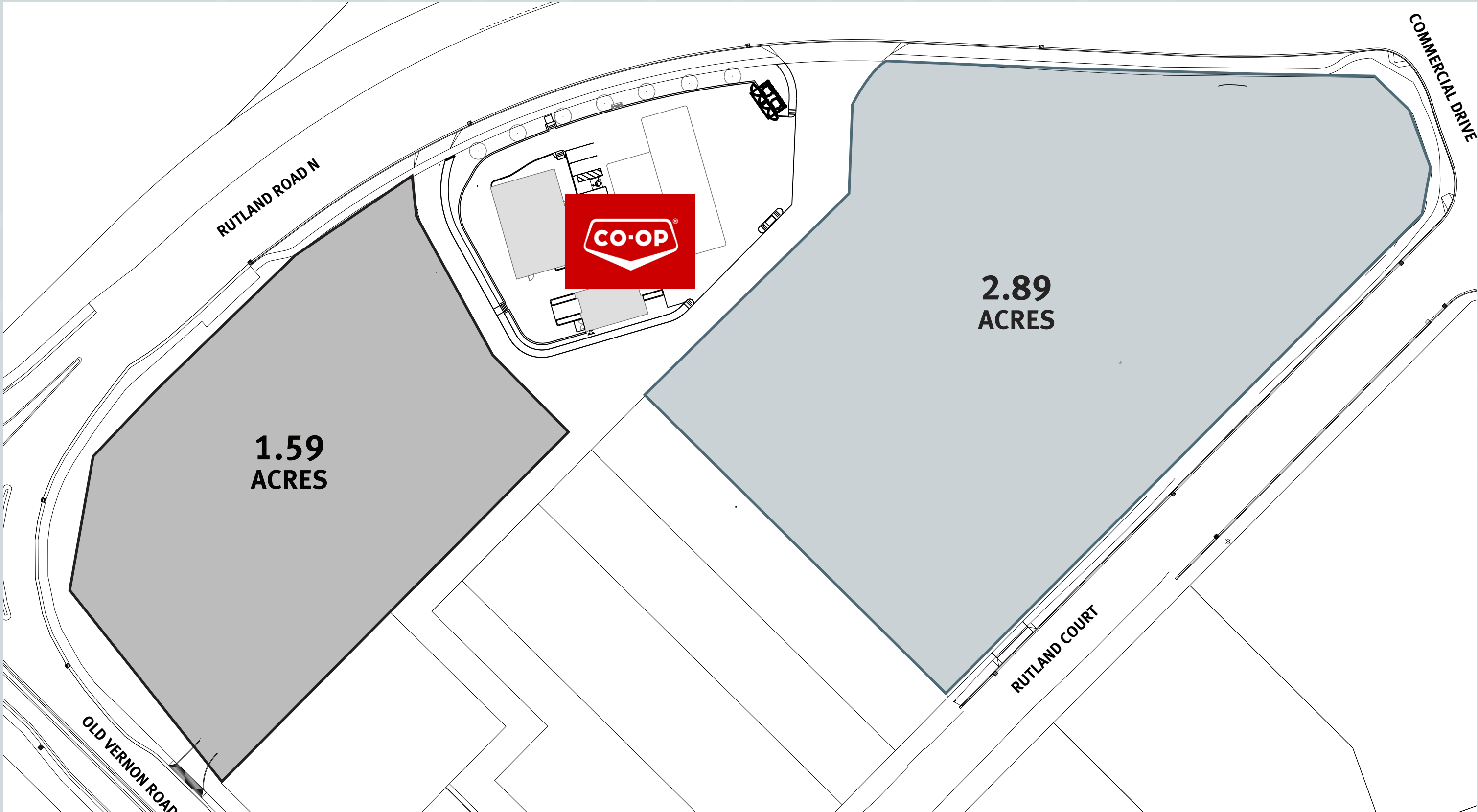
RUTLAND RD N

RUTLAND CT

COMMERCIAL DR



SITE PLAN

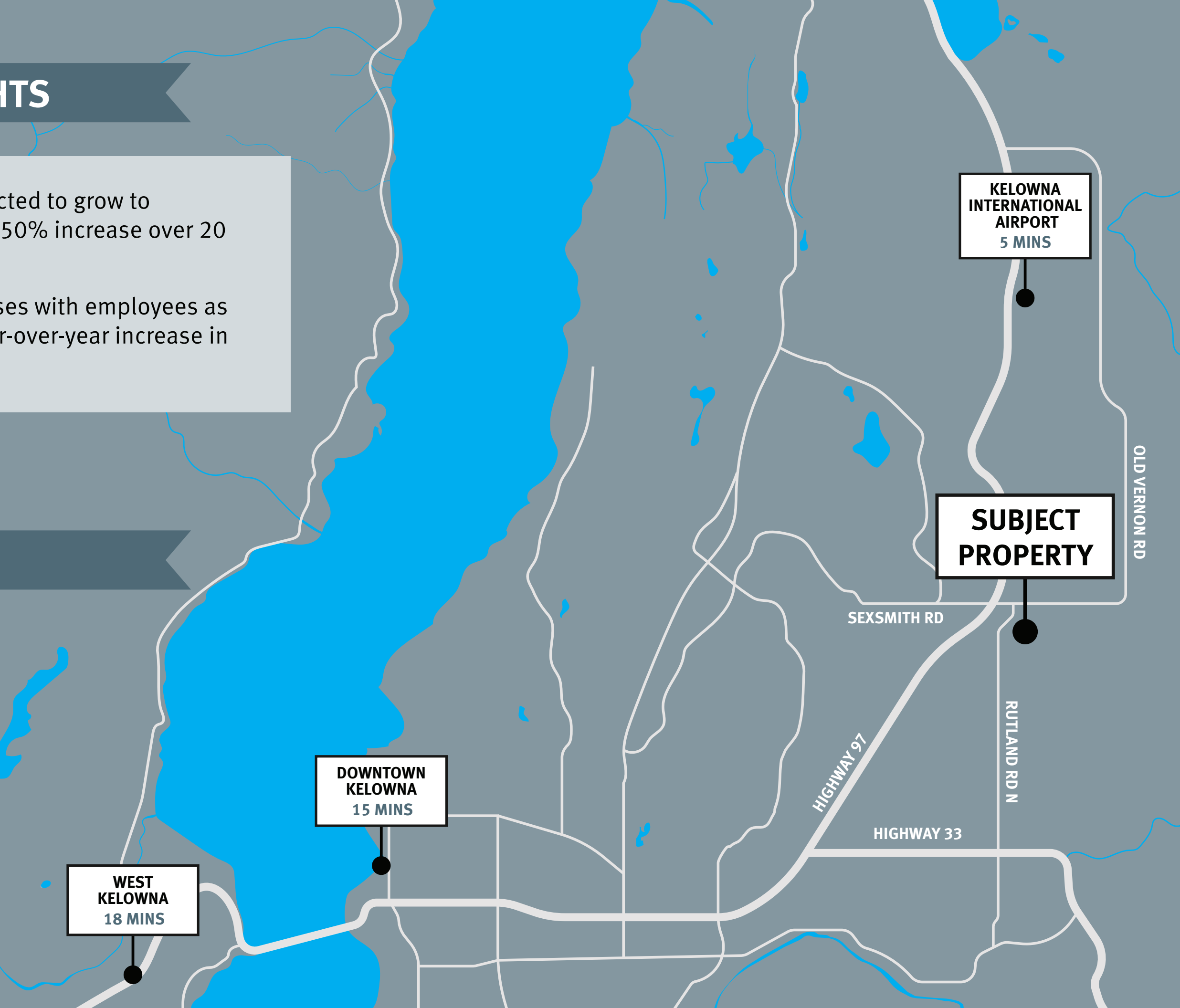


# PROPERTY HIGHLIGHTS

- The Central Okanagan is projected to grow to 383,000 residents by 2046, a 50% increase over 20 years
- Home to over 34,000 businesses with employees as of 2023, reflecting a 5.4% year-over-year increase in economic activity

# DRIVE TIMES

Lake Country ..... 12 mins  
Vernon ..... 30 mins  
Vancouver ..... 4 hours







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**COMMERCIAL**

**CBRE**

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