

FOR LEASE

LARGE FORMAT INDUSTRIAL SPACE

3348 SEXSMITH ROAD, KELOWNA BC



ROYAL LEPAGE KELOWNA

COMMERCIAL

OVERVIEW

Opportunity to lease a 20,160 square foot industrial building in Kelowna's highly sought-after Reid's Corner area, with no requirement to absorb mezzanine costs. Demising from 5,000 square feet and up will be considered.

The interior of this premises is currently a wide spanning open warehouse space, plus a 630 square foot built out ground-level office/washroom. The electrical service is a 400-amp, 250-volt power. Other features include a 12' x 14' grade-level bay door, a dedicated loading dock, ample on-site parking, and clear ceiling heights ranging from approximately 20 ft at the perimeter to 21 ft at the centre of the building.

Approximately 10,400 square feet of additional yard area is also available subject to negotiations. Extremely competitive operating costs and reduced base rent now in effect. Vacant and available for immediate possession.

Plans available upon request.



Additional yard area available for lease,
subject to negotiation

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
3348 Sexsmith Road,
Kelowna BC

 **ZONED**
I2; P4

 **SQUARE FEET**
20,160 SF

 **BASE RENT**
\$11.50 psf
*Reduced Pricing

 **TRIPLE NET**
\$3.00 psf (approx)

BUILDING DETAILS

PARKING: Ample on-site

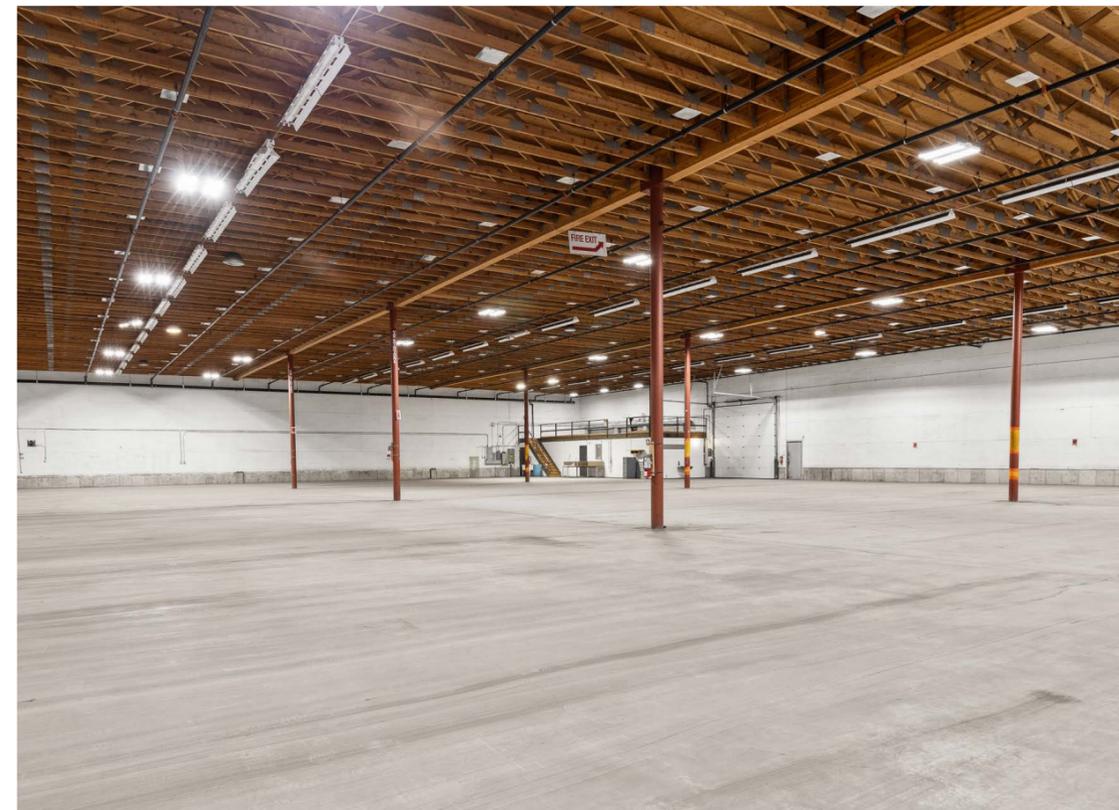
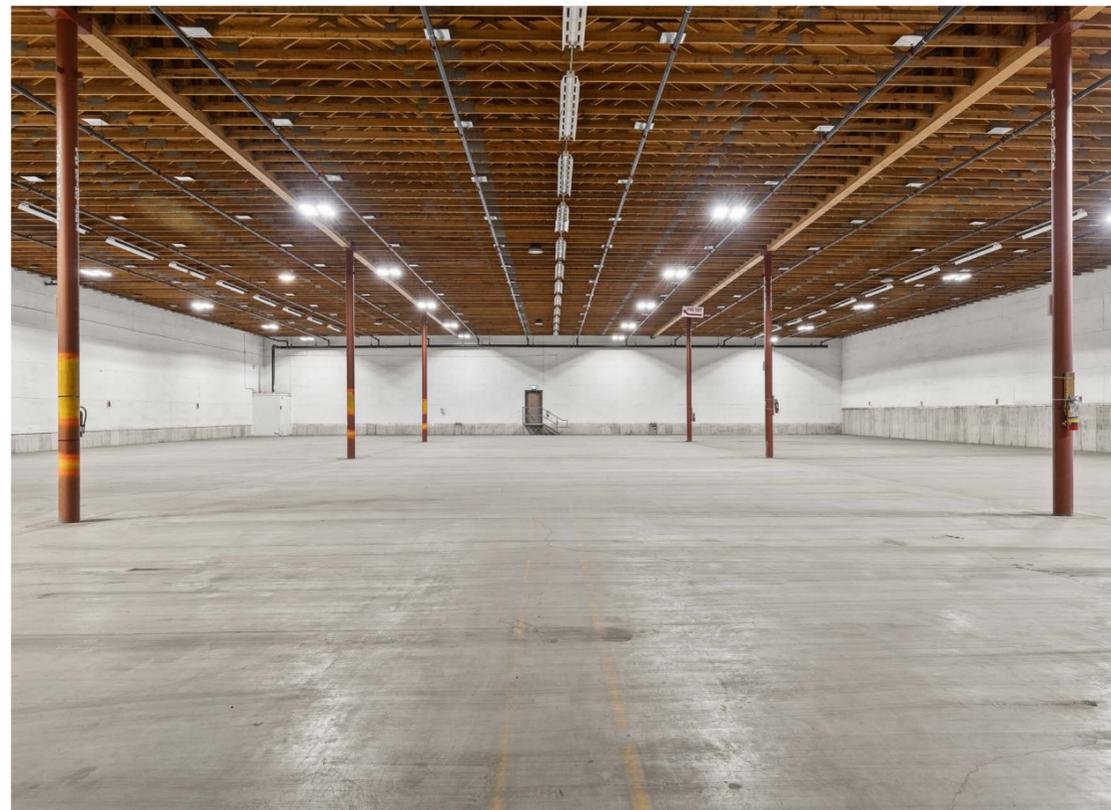
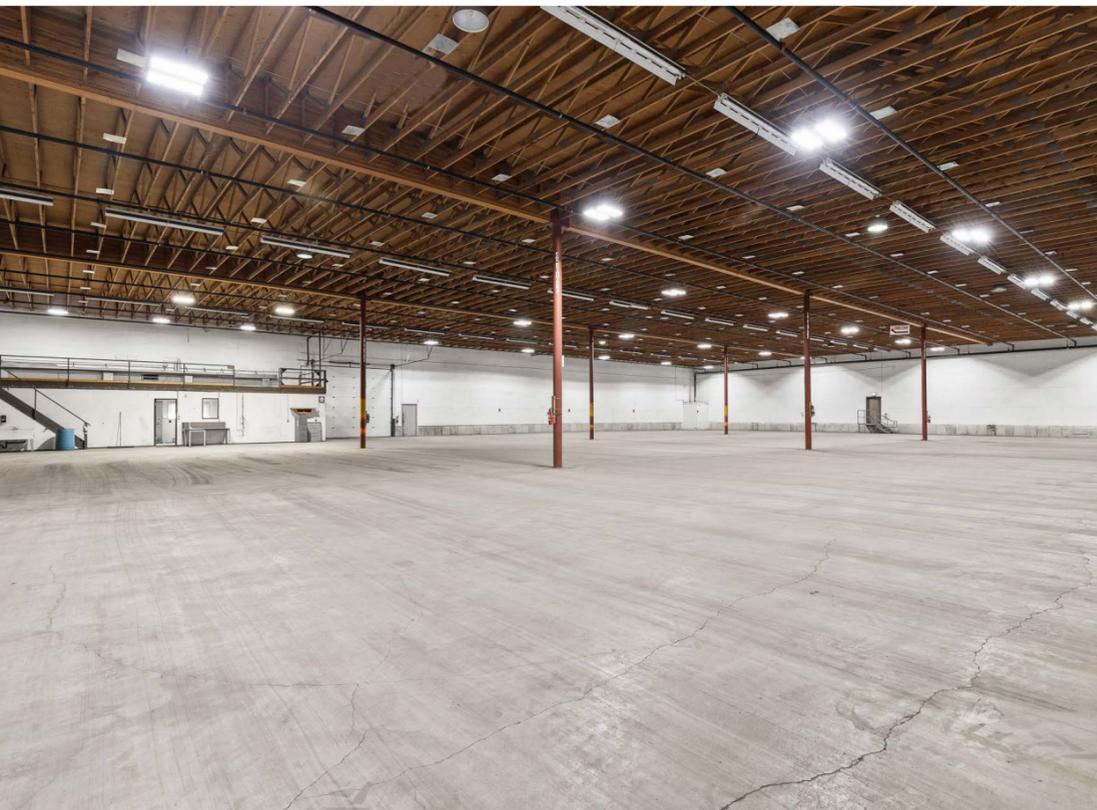
YARD SPACE: +/- 10,400 sq. ft.
available, subject
to negotiation

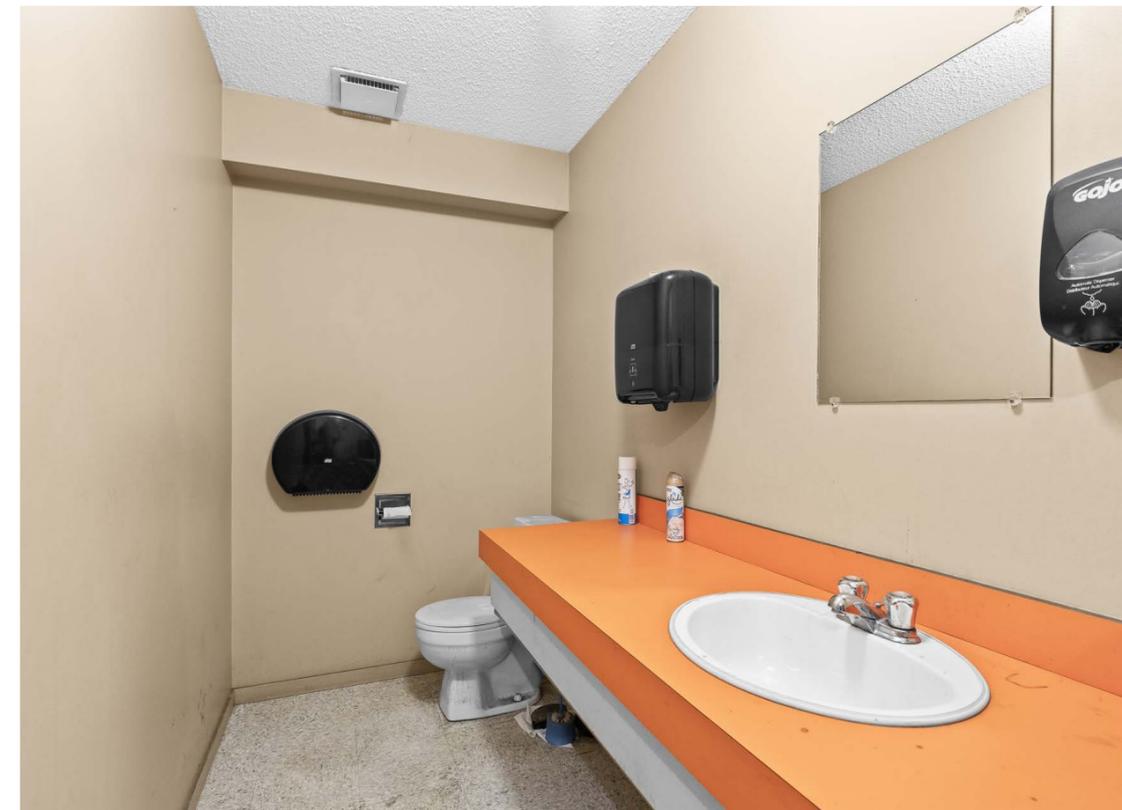
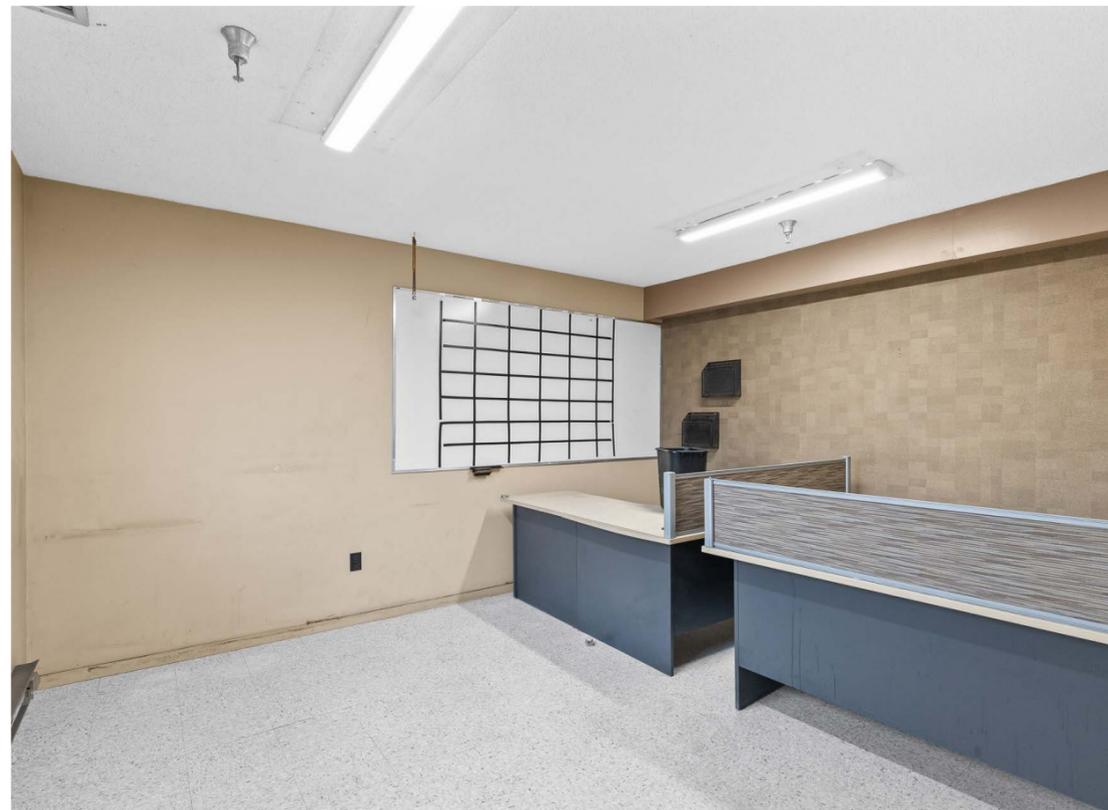
LOADING: 12' x 14' grade level
OH door & dock
loading on-site

CEILING HEIGHT: 20 ft at the
perimeter to 21 ft
at the centre

(measured to the
underside of the
truss)







LOCATION OVERVIEW

Located in Kelowna's Reid's Corner 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.



RUTLAND ROAD

HIGHWAY 97

SEXSMITH ROAD

SUBJECT
PROPERTY

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

MODERN COMMERCIAL TEAM

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).

