

FOR LEASE



LARGE FORMAT INDUSTRIAL WITH DOCK & GRADE LOADING AND OUTSIDE STORAGE

FLEXIBLE UNIT SIZES STARTING AT
3,680 SF UP TO 48,061 SF

754 35TH AVENUE SOUTH
CRESTON, BC

TRISTAN CHART, CFA

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

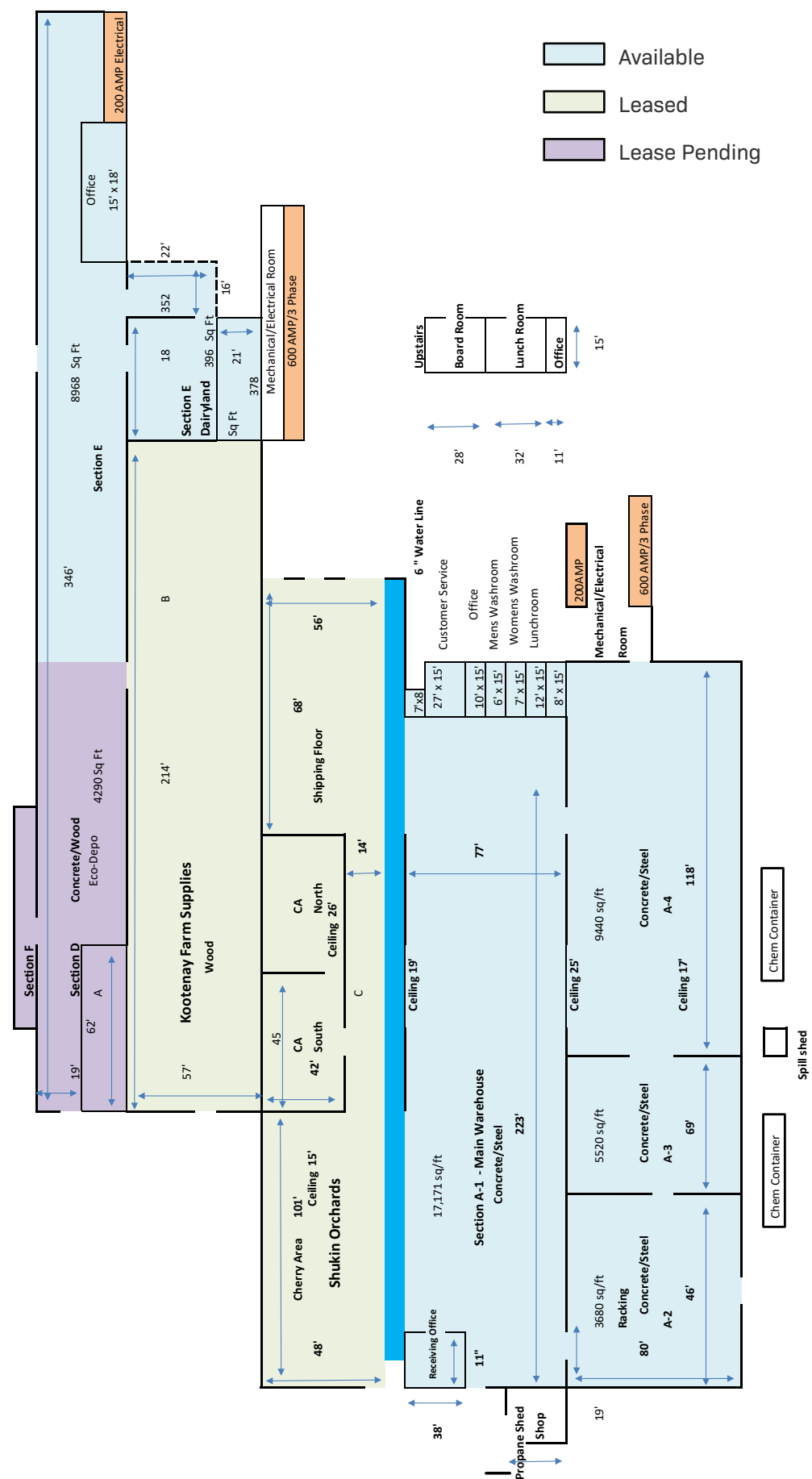
A rare opportunity to lease high quality and functional large-format industrial space in the southern BC Interior. The property offers convenient access to Highway 3 (Crowsnest Highway), providing regional connectivity to Cranbrook and Calgary to the east, and Castlegar, Kelowna and Vancouver to the west. Flexible unit configurations range from 3,680 SF to a combined total of 48,610 SF. The available premises include large-format industrial and warehouse areas, truck-level and grade-level loading, office space and clear ceiling heights exceeding 20 feet. Light Industrial (M1) zoning accommodates a broad range of industrial uses. The expansive site provides ample space for employee parking, truck trailers, equipment and outdoor materials. The property also offers substantial electrical capacity, including multiple 600-amp and 200-amp three-phase panels.

PROPERTY SUMMARY

FEATURE	DETAILS
MUNICIPAL ADDRESS	754 35th Ave S
YEAR BUILT	1974
BUILDING SIZE	76,980 SF
LEASEABLE AREA	Flexible Unit Sizes Between 3,680 SF and 48,061
WAREHOUSE CLEAR HEIGHTS	17' to 25'
POWER	2 x 600 amp and 2 x 200 amp, three phase
LEASE RATE	\$12.00 PSF
TRIPLE NET	\$1.41 PSF
ZONING	M1 – Light Industrial
SITE SIZE	19.57 acres
SITE COVERAGE	~24% (based on non-ALR industrial land)
OCCUPANCY	Available Immediately



FLOOR PLAN



UNIT SUMMARY

The following table details the available and leased spaces. Unit sizes, configurations and specifications are flexible – landlord may consider adding specifications such as a new loading bays depending on case by case basis. Contact listing agent for more details.

Section	Space Type	Area (sq ft)	Status
A-1	Warehouse	17,171	Available
A-1	Office	2,156	Available
A-2	Warehouse	3,680	Available
A-3	Warehouse	5,520	Available
A-4	Warehouse	9,440	Available
E	Warehouse	10,094	Available
Total Available		48,061	
D	Warehouse	4,290	Lease Pending
C	Warehouse	12,432	Leased
B	Warehouse	12,197	Leased
Total Leased & Pending		28,919	
Total Building		76,980	

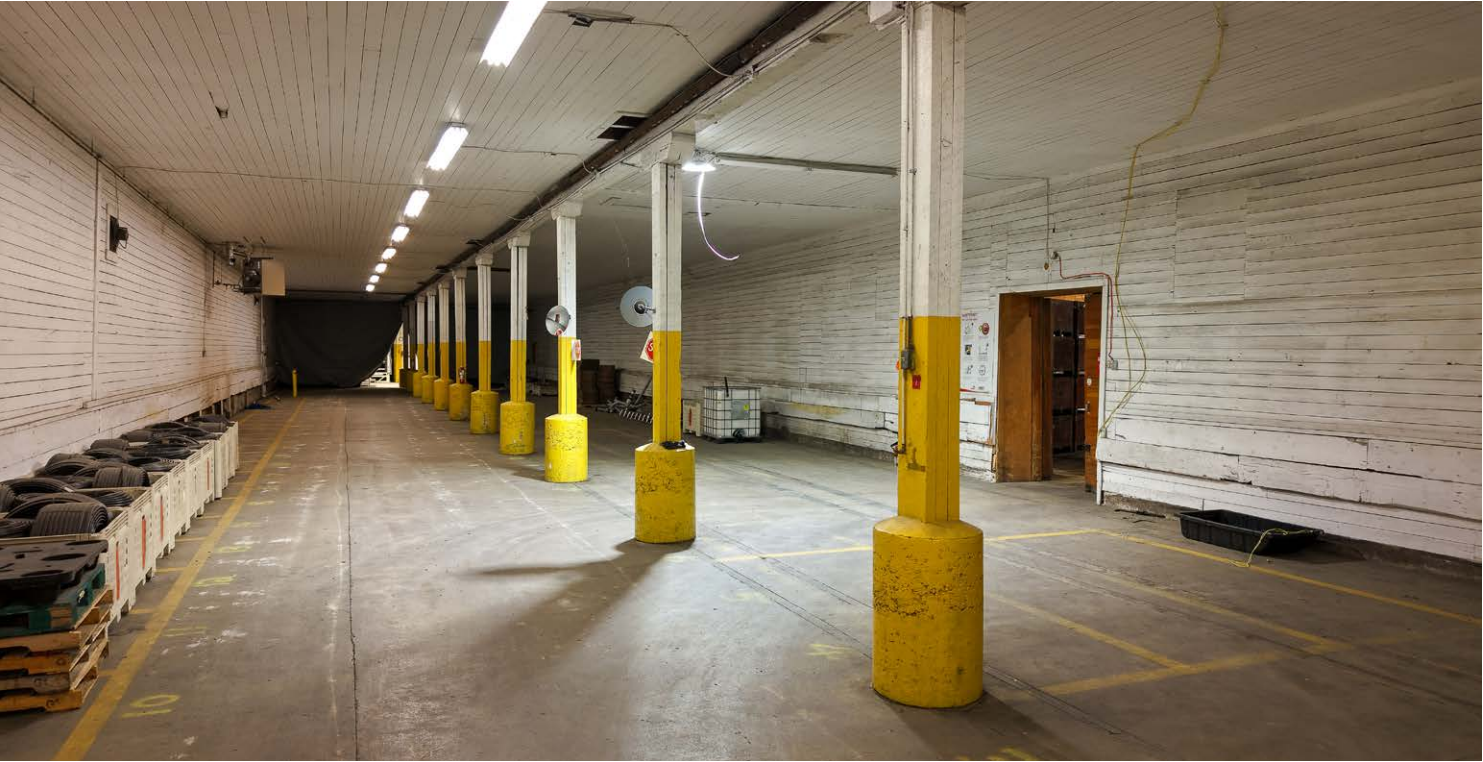
SECTION A-1



SECTION A-2 - A-4

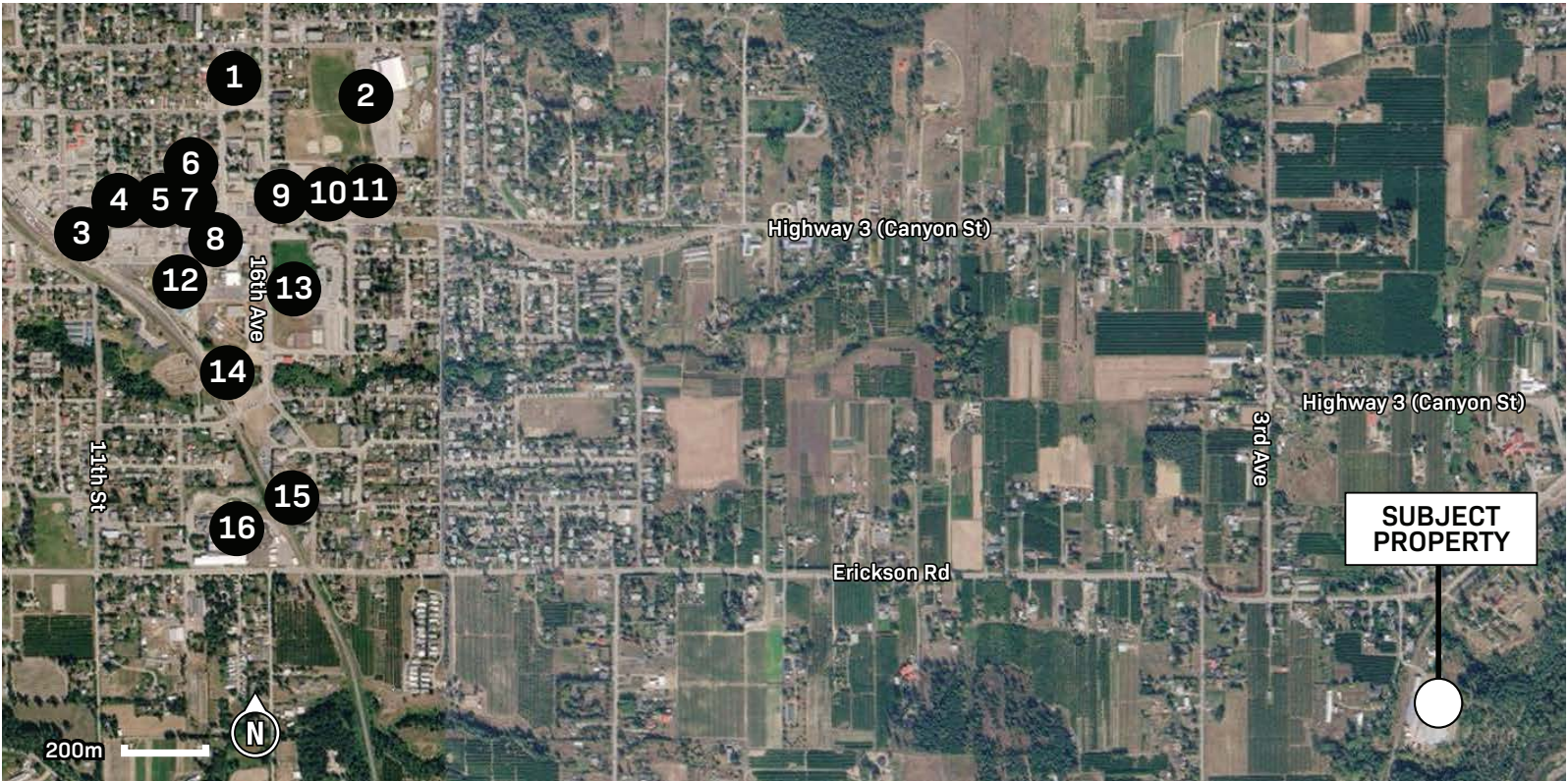


SECTION D & E



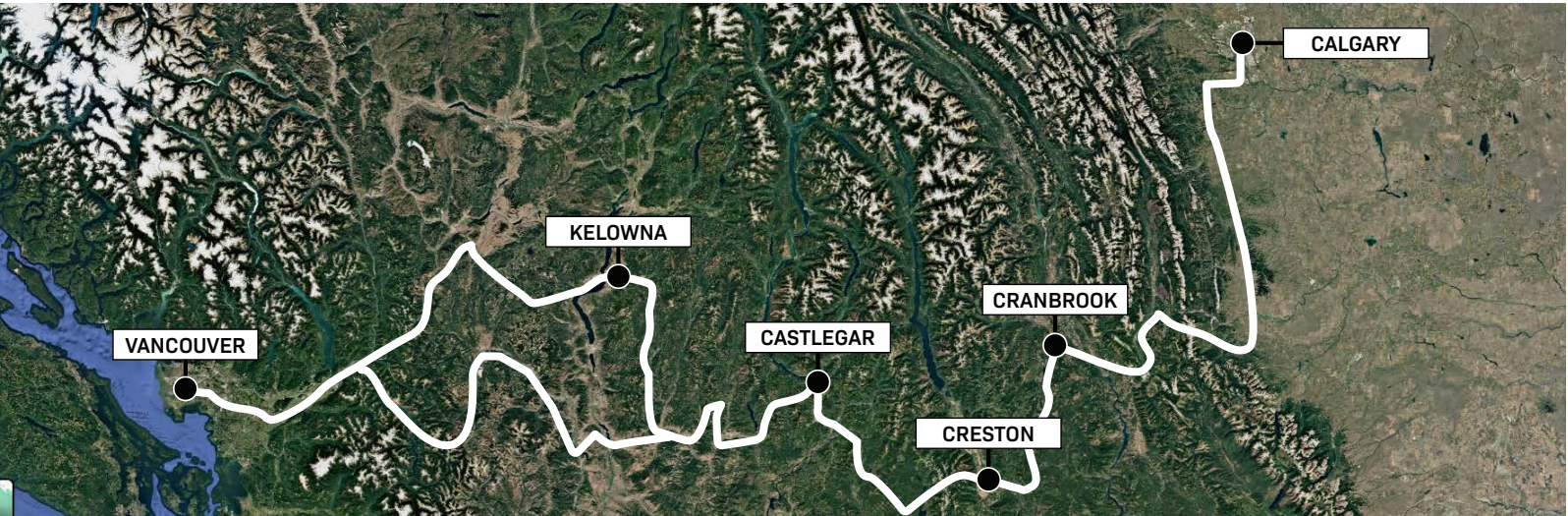


LOCATION HIGHLIGHTS



NEARBY DESTINATIONS & AMENITIES

- | | |
|--|--------------------------------------|
| 1. Creston Valley Hospital & Health Centre | 9. Sternwheeler Craft Distillery |
| 2. Creston and District Community Complex | 10. Dairy Queen |
| 3. Panago Pizza | 11. Kal-tire |
| 4. Pharmasave | 12. Pealow's Your Independent Grocer |
| 5. Western Financial Group Inc | 13. Kootenay River Secondary School |
| 6. Creston Hotel & Suites | 14. Millennium Park |
| 7. Jimmy's Pub & Grill | 15. Creston Valley Public Library |
| 8. Liquor Store | 16. The Kokanee Beer Gear Store |



Located at 754 35th Avenue South, the property is positioned in Creston’s established southern industrial and agricultural area, with convenient access to Highway 3. The Crowsnest Highway is a major east-west transportation corridor connecting the property to Cranbrook and Alberta to the east, and Castlegar, the Okanagan and the Lower Mainland to the west. Creston also provides access to the Canada-U.S. border through Highway 21, supporting regional and cross-border distribution.

The property is approximately five minutes from Highway 3 and less than 10 minutes from downtown Creston’s restaurants, retail, banking and business services. Creston Valley Regional Airport is approximately 15 minutes away, while Canadian Rockies International Airport in Cranbrook—offering scheduled passenger service—is approximately 75 minutes east. The Rykerts-Porthill border crossing into Idaho is approximately 25 minutes south via Highway 21, providing additional access to markets in the northwestern United States.



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