

102 & 103 - 8999 JIM BAILEY ROAD, KELOWNA
SMALL BAY INDUSTRIAL UNITS WITH OPEN FLOORPLANS

**FOR
LEASE**



WILLIAM | WRIGHT

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SIZE

Unit 102: + **LEASED** SQFT
Unit 103: +/- 2,251 SQFT

PARKING

2 stalls per unit
Additional parking available on a first come first serve basis

ZONING

I2

BASIC RENT

\$17.50/FT

ADDITIONAL RENT

\$4.00/FT



Desirable small bay industrial units



Brand new construction



Located in growing Kelowna North Industrial Area



Strategically located between Kelowna & Vernon

OVERVIEW

Brand new small bay industrial units located in the growing Kelowna North Industrial Area. Both units feature functional open floorplans with overhead doors and on-site parking. Unit 103 also has a mezzanine for additional storage and/or office space. This brand new industrial building will soon house a full service brewery and restaurant with large outdoor patio area. These spaces are ideally suited for light industrial, commercial, food/beverage or additional storage for nearby business.







ALLOWABLE 12 ZONING USES

Primary:

- Alcohol production
- Animal clinics
- Auctioneering establishments
- Automotive and equipment
- Boat storage
- Bulk fuel depot
- Cannabis production
- Commercial storage
- Emergency and protective services
- Fleet services
- Food primary
- Gas bar
- General industrial
- Liquor primary
- Non-accessory parking
- Outdoor storage
- Indoor participant recreation
- Recycling depots/drop offs
- Temporary shelter services
- Warehousing

Secondary:

- Agriculture
- Residential security
- Retail cannabis

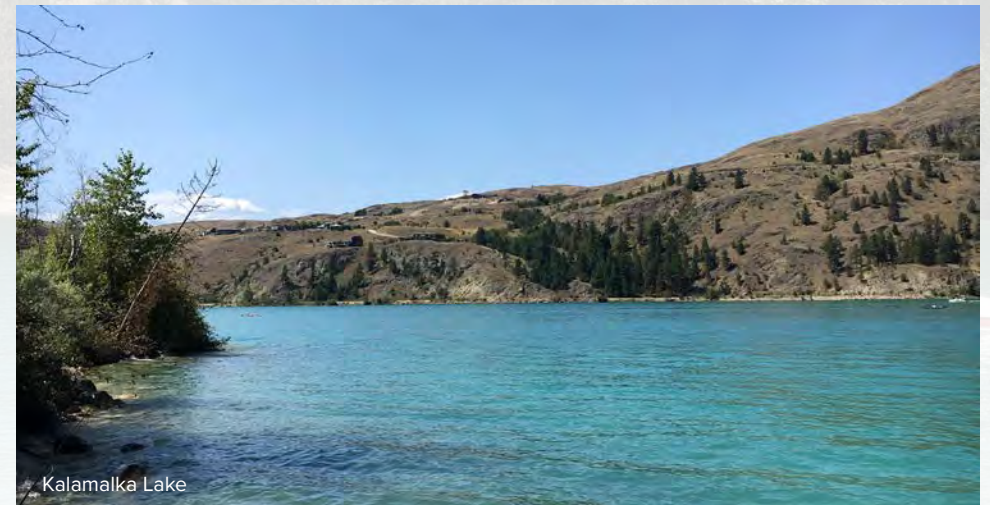
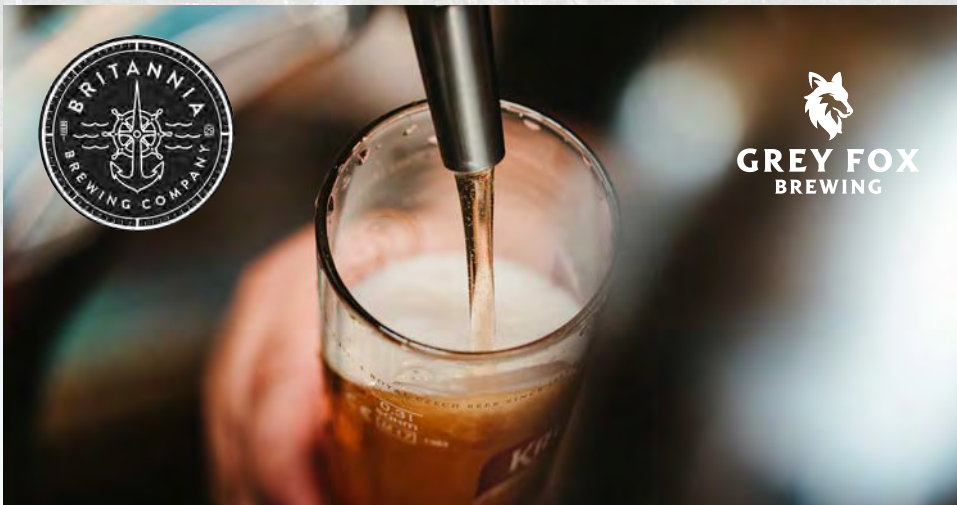




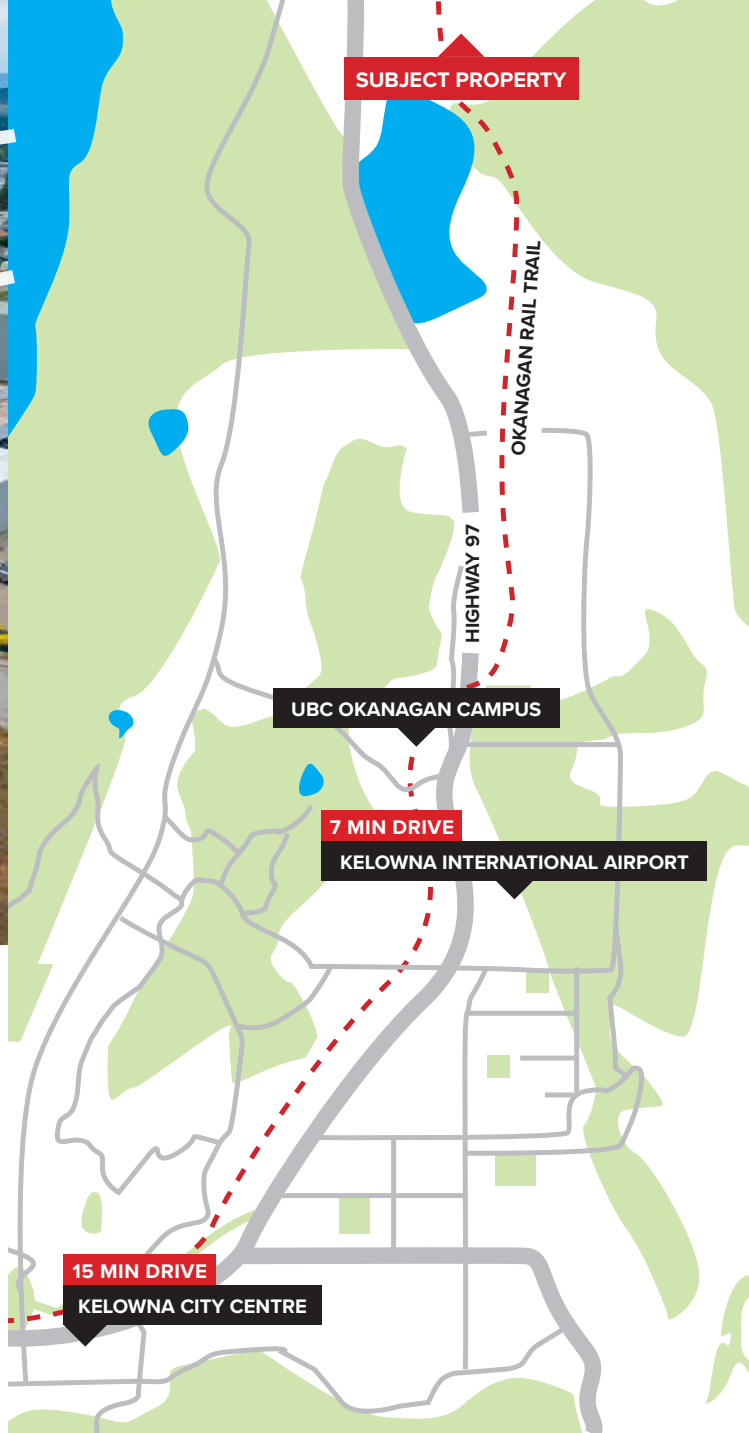
Okanagan Rail Trail Photo: www.okanaganrailtrail.ca

KELOWNA NORTH INDUSTRIAL PARK

The Kelowna North Industrial Park is one of the fastest growing commercial areas in the Okanagan. Previously known for Hiram Walker Distillery and Manufacturing Park, this area is quickly evolving through the development of light industrial projects. These developments have attracted a variety of new tenants outside of traditional industrial users, including breweries, food concepts and sporting goods retailers. Nearby businesses and residents benefit from direct access to the scenic Okanagan Rail Trail, located approximately 100 feet from the Subject Property. The Okanagan Rail Trail spans 50km from Downtown Kelowna to Vernon with 24km of the trail being along lakefronts, creeks and natural habitats.



Kalamalka Lake



LOCATION

Centrally located in the growing Kelowna North Industrial Area which has seen an influx of development and new businesses in recent years. Easily accessible from Kelowna International Airport and Highway 97.

FOR MORE INFORMATION CONTACT

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