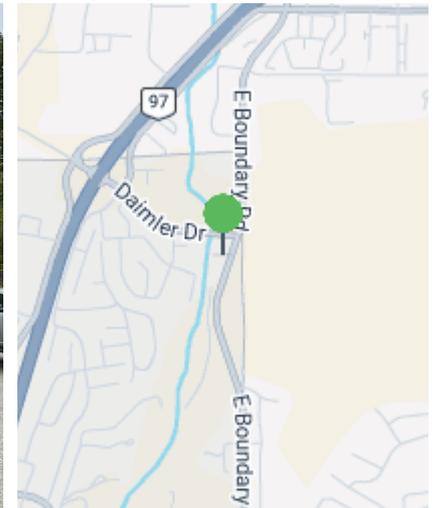




LIGHT INDUSTRIAL BUILDING FOR LEASE IN WEST KELOWNA

#201-2900 EAST BOUNDARY ROAD, WEST KELOWNA, BC,

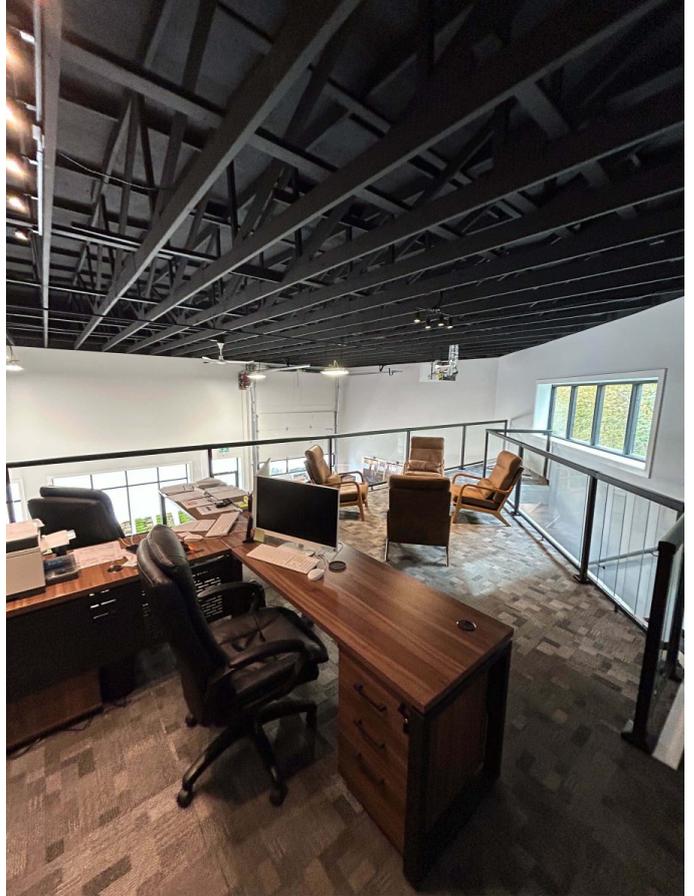
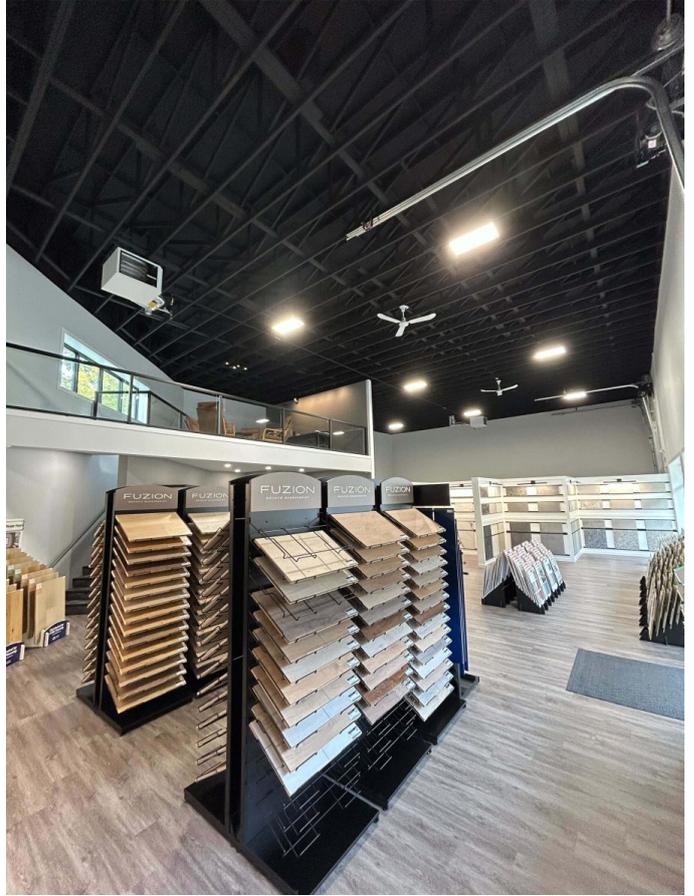
PRICE: \$16.00 PSF

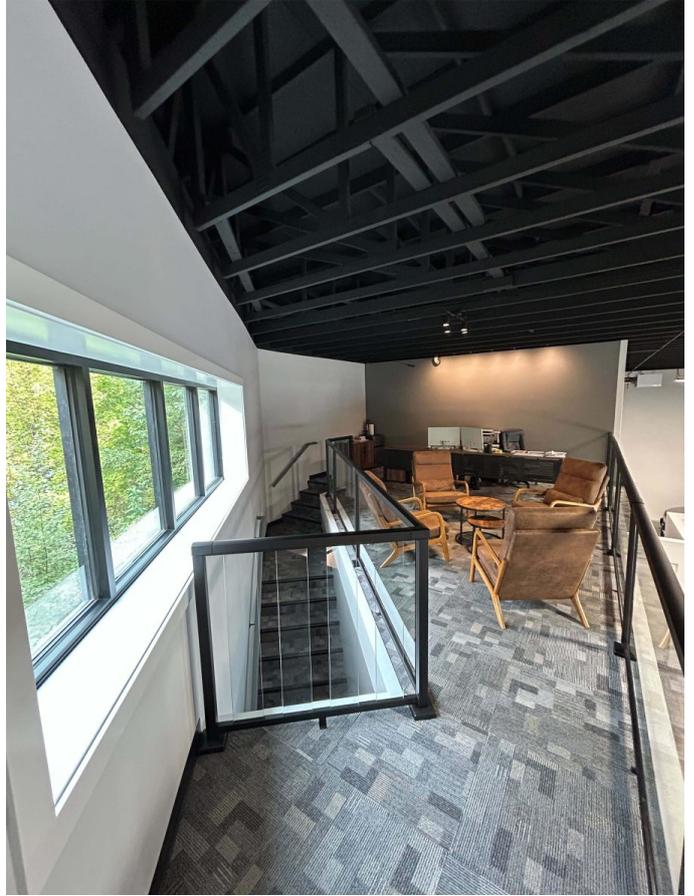


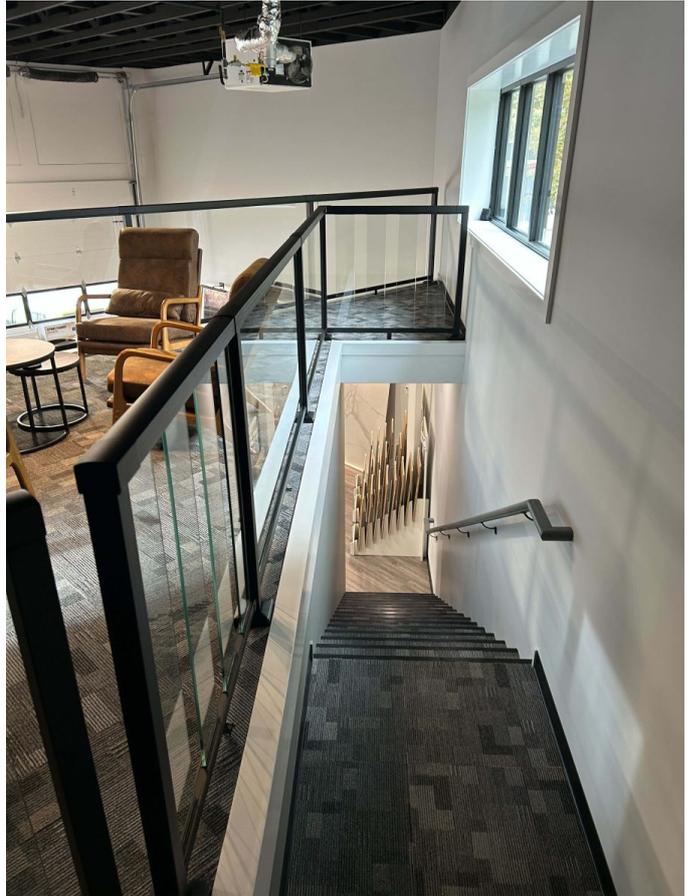
PROPERTY DESCRIPTION

- Opportunity to lease 3,500 SF of modern industrial/service commercial space available November 1, 2025
- ICF block construction providing exceptional energy efficiency and sound insulation
- Nearly new building - only 1.5 years old and in excellent condition
- Flexible Layout - currently configured with a retail flooring showroom on one side and warehouse on the other
- Two (2) 12' x 14' overhead doors and two (2) man doors for convenient access and operations
- One finished washroom, with two additional washrooms roughed-in for future expansion
- 3-phase, 200-amp electrical service supporting a variety of industrial or service uses
- 6+ dedicated parking stalls, with additional yard storage and parking available
- 2025 estimated operating costs: \$4.75 per SF
- Excellent access from Highway 97 via two nearby controlled intersections









ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	#201-2900 East Boundary Road, West Kelowna, BC,
LEGAL DESCRIPTION	LOT 352-2 CLSR 97735
LOCATION DETAILS	Well located at the corner of East Boundary Road and Daimler Road, in West Kelowna.
LEASABLE AREA	3,500 SF
PARKING	6+ dedicated parking stalls
ZONING	LI, Light Industrial
BASE RENT	\$16.00 PSF
EST. ADDITIONAL RENT	\$4.75

COST BREAKDOWN

Location	Rentable Size (SF)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional Costs
201	3,500	\$16.00	\$4.75	\$6,052.08	GST & Utilities

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

