

FOR LEASE

2 Spaces - Brand New Building

Pre-Cast Construction and Attractive Design



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

Units 2 & 3, 2521 Juliann Road, West Kelowna

OPPORTUNITY

Your choice of brand new Industrial strata units, Unit 2 at 3959 sq' and Unit 3 at 3908 sq'. Modern, attractive design with pre-cast construction, 20' ceilings, excellent loading access. Possession slated for May 01, 2022

LOCATION

Juliann Road in West Kelowna offers easy access from Stevens Road to the North and connecting from Western Road, giving quick access to Hwy 97 S. Many complimenting businesses surrounding the area, including automotive specialty, storage, RV, autobody repair, motorcycle specialty, tire, helicopter flight services, auto wreckers with several food outlets as well.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

 **COMMERCIAL**

KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated

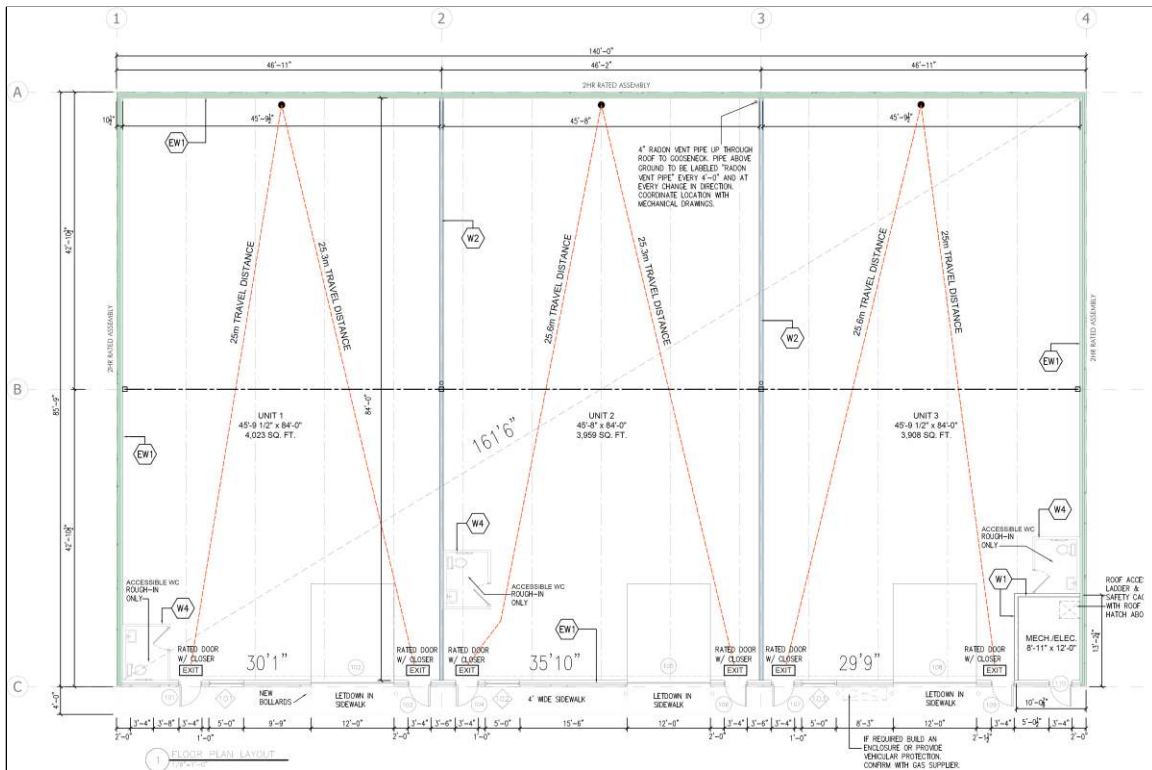
**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

2521 Juliann Road, West Kelowna
Lot: A, Plan: 27680, DL: 506, LD: 41 ODYD

KEY FEATURES

- Zoned I1 allowing for a wide variety of business applications
- 12 x 14 Overhead, grade level loading doors
- 200 Amp / 3 phase power
- Roof TPO - thermal polyolefin R30 insulation rating
- Suspended, Natural gas, forced air, heating
- All LED lighting included
- Finished with 2 piece washroom

PROPERTY DETAILS

Brand new, Pre-Cast Construction
Occupancy scheduled for May 2022
Unit 2: 3959 Sq Ft
Unit 3: 3908 Sq Ft
20' Ceilings (17' to trusses)
Only 3 units in building structure (2 currently available)
Excellent loading access
Vacant, shell possession for your specific application needs

LEASE DETAILS

Base Lease 15.00/ sq'
Estimated Triple Net (2022) 4.00/ sq'

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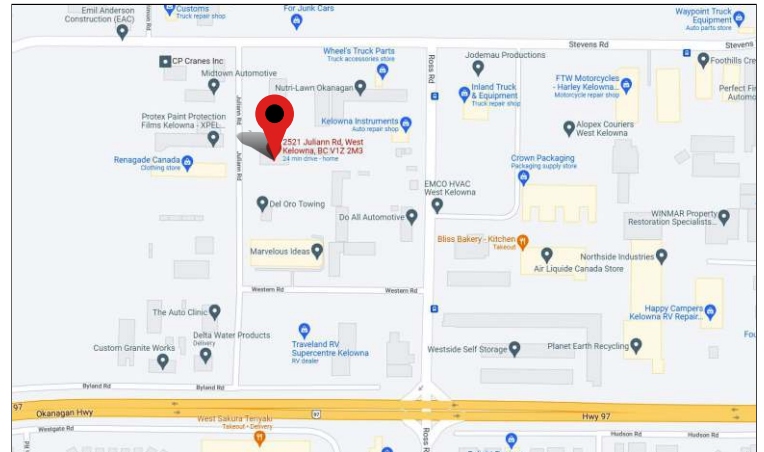
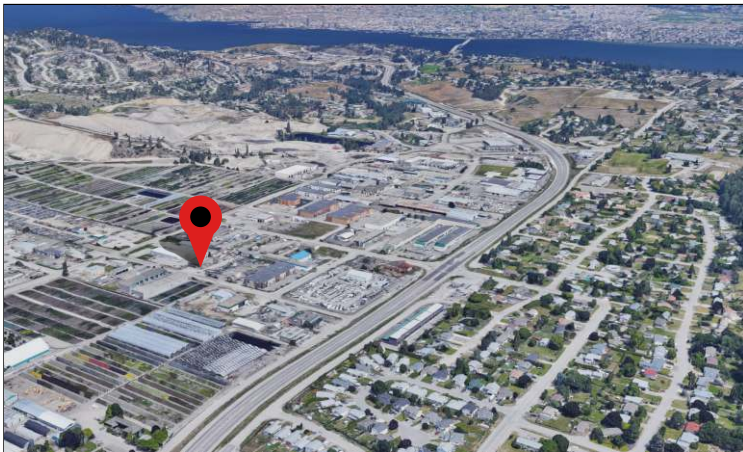
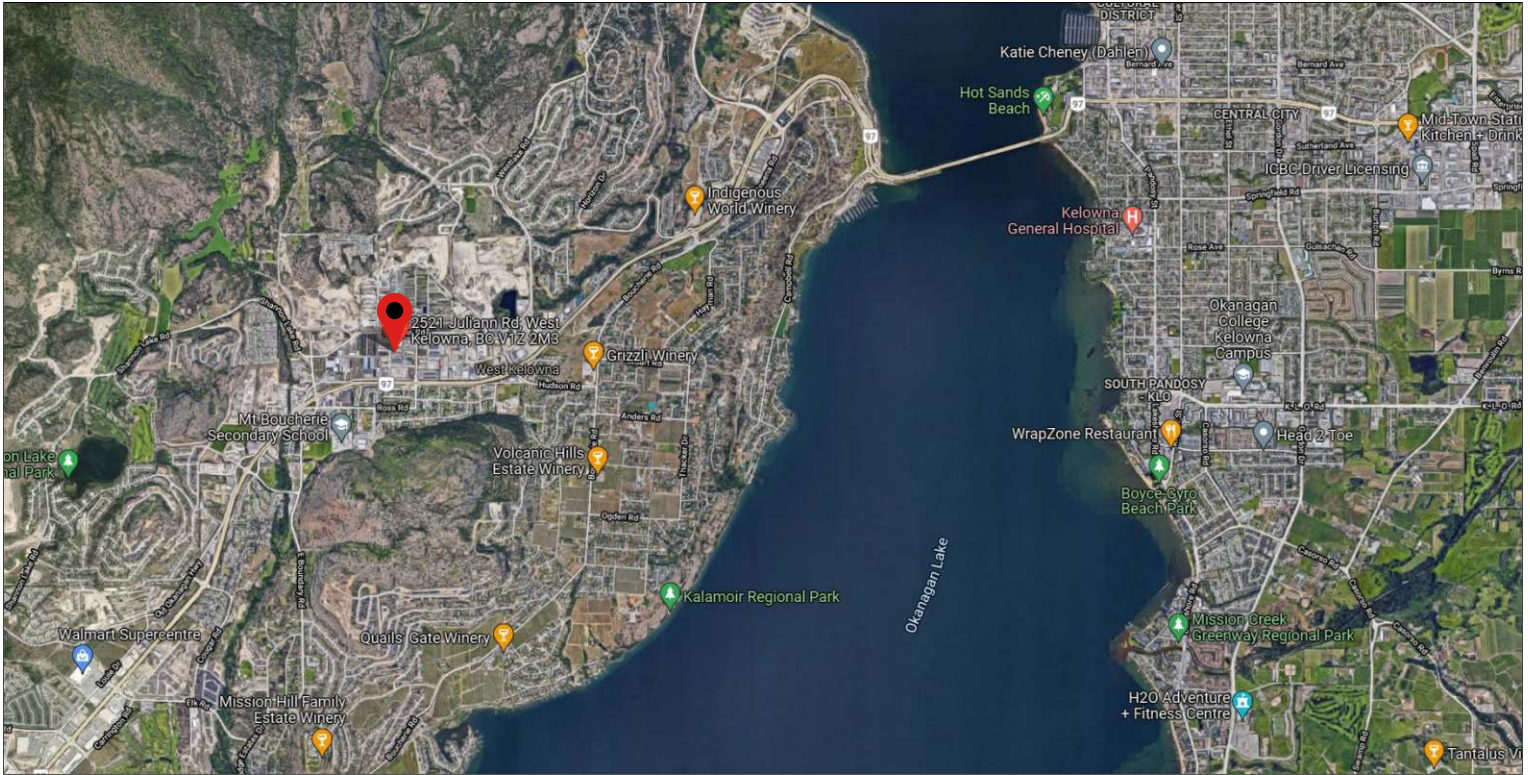
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MUNICIPAL ZONING I1: Light Industrial

To accommodate light industrial uses and associated uses.

Principal Uses:

- (a) Auctioneering establishment
- (b) Brewery or distillery
- (c) Bulk fuel depot
- (d) Commercial storage
- (e) Contractor service
- (f) Fire, police or ambulance service
- (g) Food bank
- (h) Freight or distribution outlet
- (i) Greenhouse or plant nursery
- (j) Heavy equipment sales, rental and repair
- (k) Heliport facility
- (l) Industry, general
- (m) Kennels

- (n) Office
- (o) Outdoor storage
- (p) Recreation services, indoor
- (q) Restaurant
- (r) Retail, service commercial
- (s) Utility service
- (t) Veterinary clinic
- (u) Warehouse
- (v) Commercial medical marihuana production

Secondary Uses:

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit

Site Specific Uses, Buildings & Structures

- (a) On Lot 1, Plan KAP51408, DL 506 commercial medical marihuana production in a multi-tenant building
- (b) On Plan KAS1290, DL 2683 commercial medical marihuana production in a multi-tenant building.

Contact Rob Archibald for a detailed provision of the I1 Zoning as provided by the District of West Kelowna.

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