

**FOR LEASE**

**Stand Alone Industrial Building**

**Six Loading Bays and Street Frontage Exposure**



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

## **120 Caron Road, Kelowna BC**

### **OPPORTUNITY**

Over 12,000 square feet in this stand alone building, with key features such as two dock and four grade level loading areas, excellent street exposure, finished with multiple offices, board room, kitchen, two washrooms and outstanding warehouse space.

### **LOCATION**

Located in the Beaver Lake Industrial Park on the corners of Beaver Lake Road, Haldane Road, and Carion Road. Access/egress is via Beaver Lake Road, and soon, Commonwealth Road will be completed offering an alternate route. This will provide much a better option, particularly for semi-trailers and large delivery vehicles.

**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**

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I-1890 Cooper Road Kelowna, BC V1Y 8B7

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### CIVIC DESCRIPTION

120 Carion Road, Kelowna, BC

Lot: 7, PL: KAP57943, Sec: 2, Twsp: 20, ODYD

### PROPERTY DETAILS

Stand alone, tilt up concrete structure

Four grade level loading docks

Two tractor trailer height loading docks

Situated among complementing industrial businesses

Easy access for tractor trailer via Beaverlake Road

### KEY FEATURES

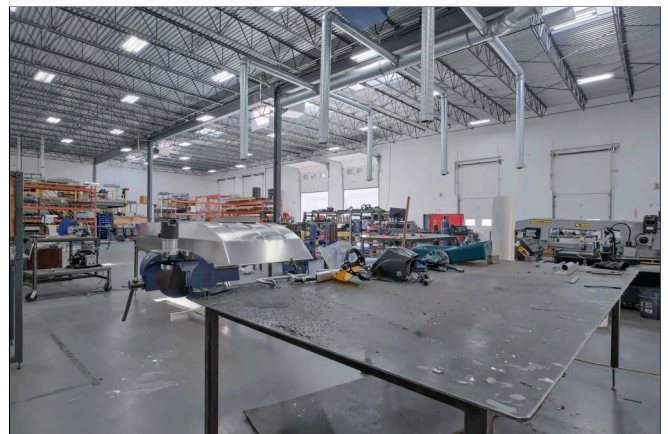
- Zoned I3 Heavy Industrial (see zoning allowances)
- 12,700 buildingT
- 600 amp, 3 phase power supply
- 24' clearance to underside of trusses
- Skylights for added natural light
- Fully landscaped with night lighting
- Good parking ratios
- Central proximately to Kelowna, Lake Country, Vernon.

### LEASE DETAILS

Lease expiry October 31, 2028 with renewal options available

Base Lease  
+ Triple Net

14.25/ sq ft  
est. 3.95/ sq ft



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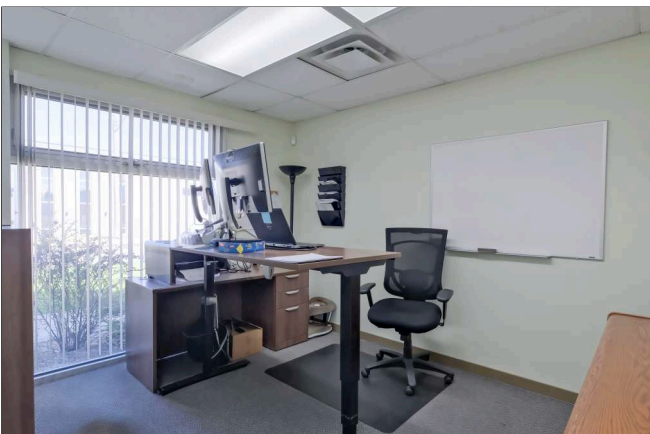
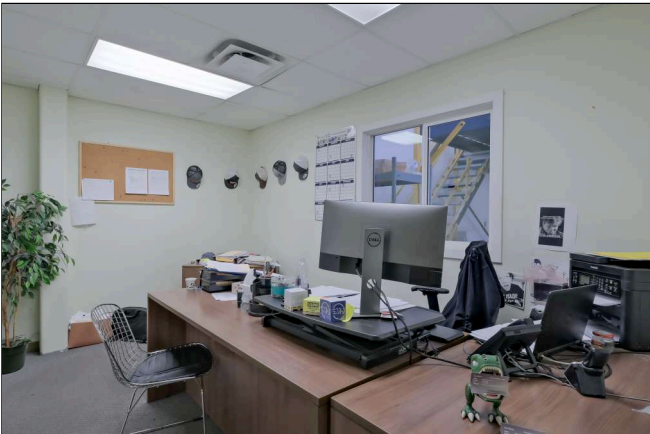
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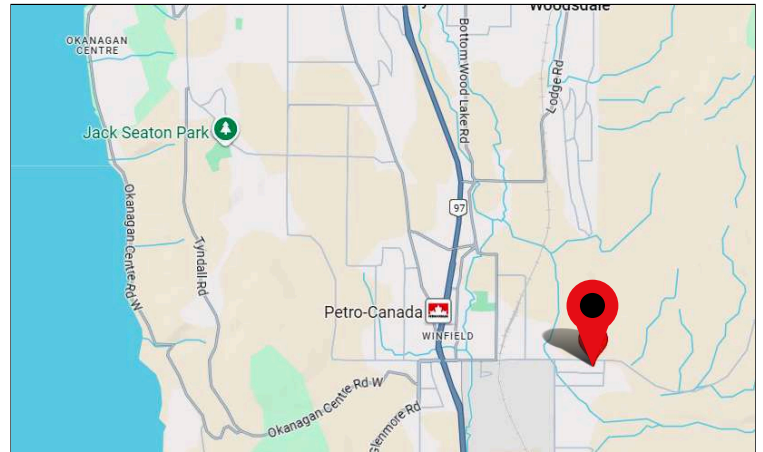
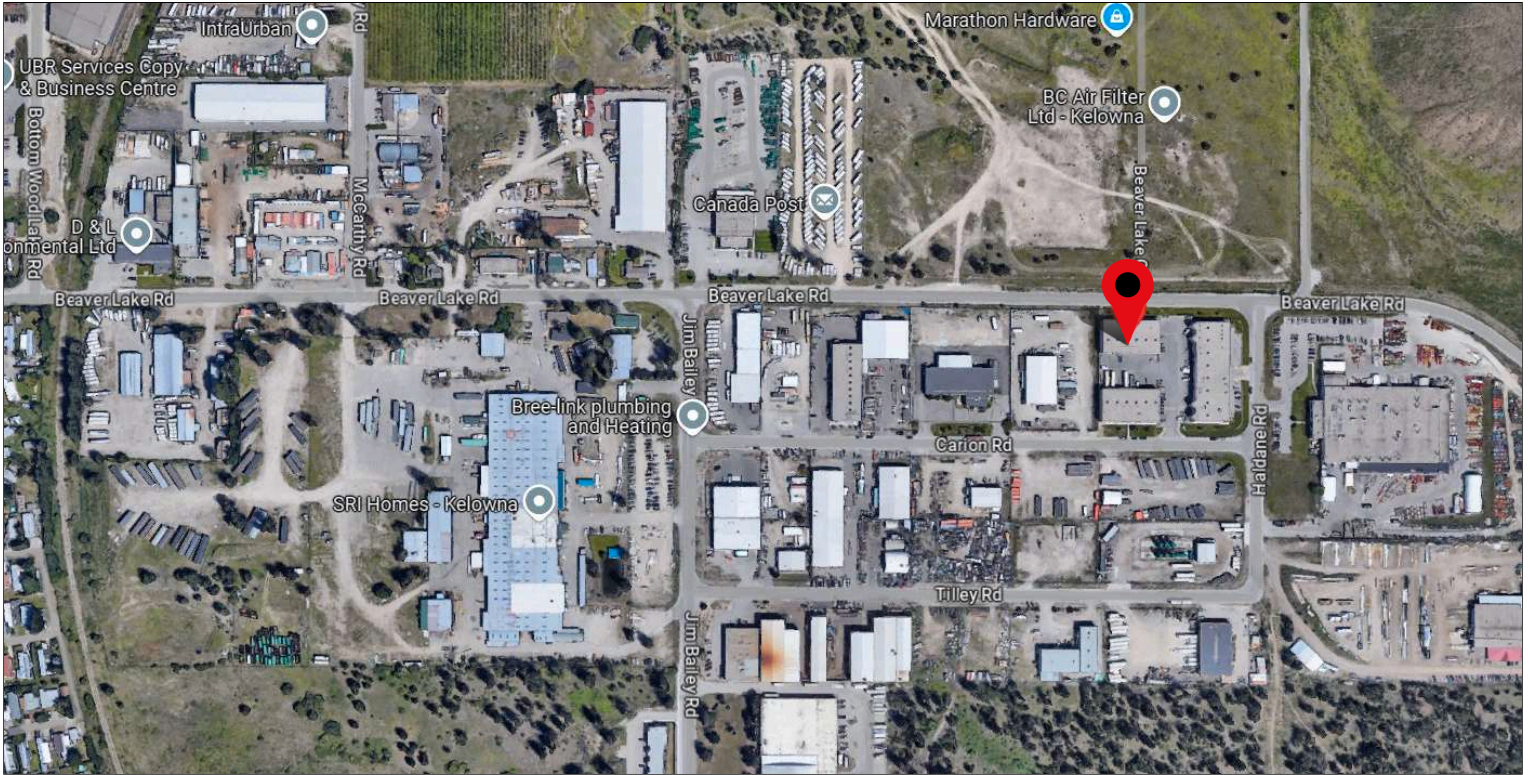
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### MUNICIPAL ZONING I3: Heavy Industrial

The purpose is to designate and preserve land for the orderly development of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

#### Principal Uses:

- (a) animal clinics, major
- (b) breweries and distilleries, major
- (c) breweries and distilleries, minor
- (d) bulk fuel depots
- (e) concrete and asphalt plants
- (f) general industrial uses
- (g) outdoor storage
- (h) recycling depots
- (i) recycling plants

- (j) recycled materials drop-off centres
- (k) utility services, minor impact
- (l) utility services, major impact
- (m) vehicle and equipment services, industrial
- (n) wrecking yards

#### Secondary Uses:

- (a) agriculture, urban
- (b) residential security/operator unit

#### Subdivision Regulations

- (a) The minimum lot width is 40.0 m.
- (b) The minimum lot area is 8000 m<sup>2</sup>.
- (c) The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 8000 m<sup>2</sup>.

#### Other Regulations

- (a) No uses are permitted that would carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.
- (b) Only those principal uses which require large land areas for outdoor operations, may create off-site impacts, or require separation because of potential hazards shall be permitted.
- (c) Only one residential security/operator unit is permitted on a site.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

Contact Rob Archibald for a detailed provision of the I3 Zoning as provided by the City of Kelowna.

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