

WAREHOUSE WITH YARD FOR LEASE

102 – 2525 Acland Road, Kelowna

On the corner of Acland Road and Penno Road – One block off Highway 97N

- 622 ft.² office at grade with front parking area and 2544 ft.² at grade with rear yard area
- Onsite parking and convenient loading at grade
- Finished office area with abundant Windows in front unit
- Zoned: I-2 General Industrial | 21 foot ceilings on 1900+sf
- May include 220 3 phase power | Large bay door

**WAREHOUSE WITH OFFICES
UPTO 2000SF YARD AVAILABLE**



**Corporate
Accord Realty** LTD.

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COSTING & SITE PLAN

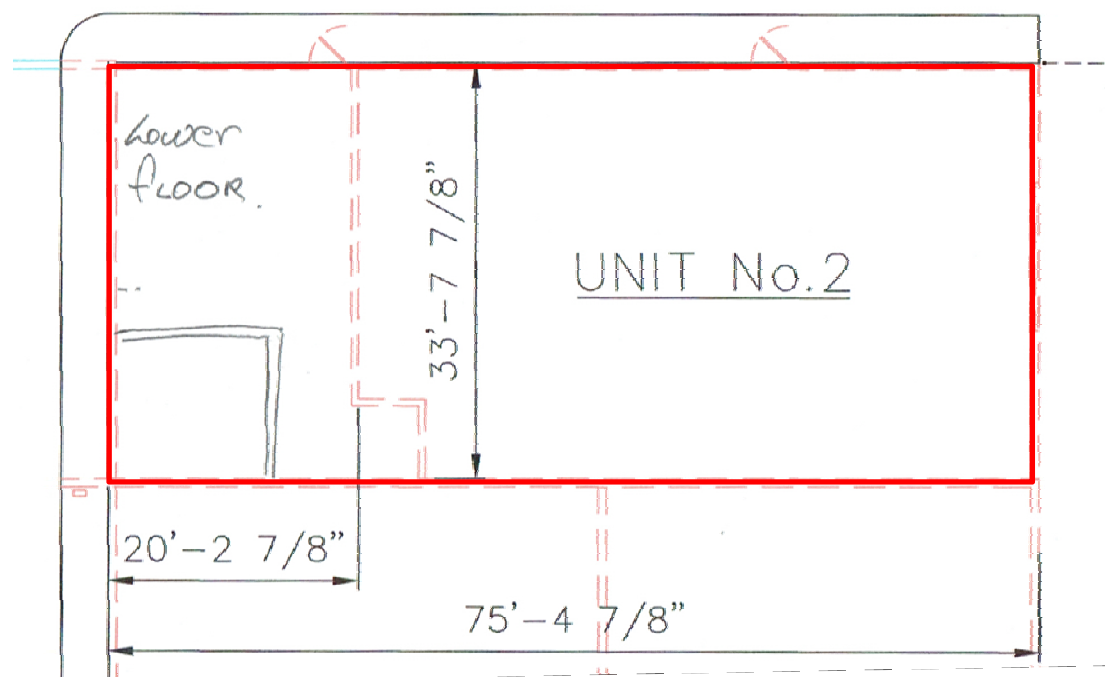
Area	Size (s.f.) (approx)	Base Rent* (per ft. ² per yr)	Triple Net (per ft. ² per yr)	Total Rent * (per month)	Additional
Office & Warehouse	3166 ft. ²	\$13.00	\$3.85	\$4445	GST and Utilities

* Base Rent to increase 3% annually to cover inflation

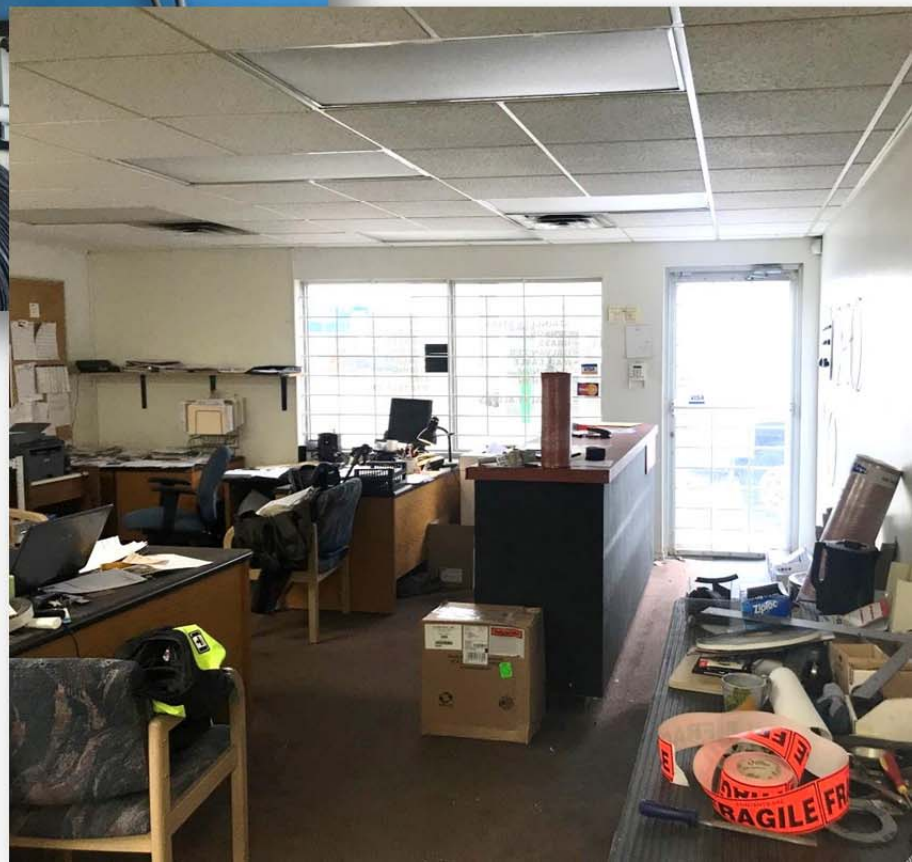
CONVENIENT LOCATION JUST OFF HWY97N:



FLOORPLAN



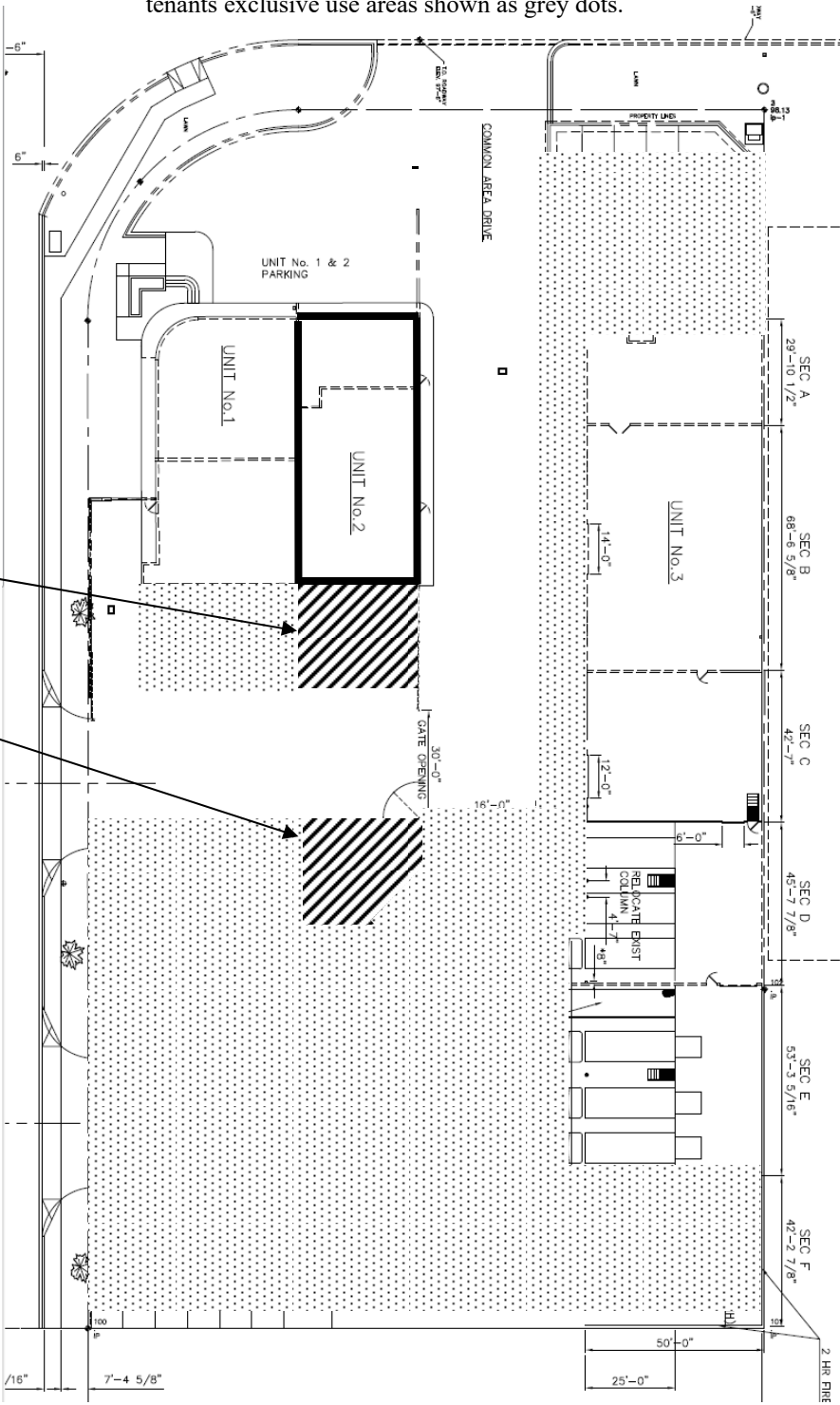
Photos



Premises location and yard area

The Premises is outlined in thick black and the exclusive use yard is thatched. The Tenant shall not occupy and of the other tenants exclusive use areas shown as grey dots.

The Landlord shall restrict any other tenants from utilizing the yard area as known in the thatched area.



15.2 I2 – General Industrial

15.2.1 Purpose

The purpose is to provide for **general industrial uses**.

15.2.2 Principal Uses

The **principal uses** in this **zone** are:

BL9348 added animal clinics, major and renumbered subsequent paragraphs

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) bulk fuel depots
- (f) commercial storage
- (g) contractor services, general
- (h) contractor services, limited
- (i) convenience vehicle rentals
- (j) custom indoor manufacturing

BL8960 deleted eating & drinking establishments, minor

BL8800 added a new paragraph (k) and renumbered the subsequent paragraphs

- (k) emergency and protective services
- (l) equipment rentals
- (m) fleet services

BL8960 added the following food primary use:

- (n) food primary establishment
- (o) gas bars
- (p) general industrial uses
- (q) household repair services

BL8960 added the following liquor primary use:

- (r) liquor primary establishment, minor
 - (s) outdoor storage
 - (t) participant recreation services, indoor
- BL9120** added private clubs and renumbered the subsequent paragraphs:

- (u) private clubs
- (v) rapid drive-through vehicle services
- (w) recycling depots
- (x) recycled materials drop-off centres
- (y) service stations, minor
- (z) service stations, major
- (aa) truck and mobile home sales/rentals
- (bb) utility services, minor impact
- (cc) vehicle and equipment services, industrial
- (dd) warehouse sales

15.2.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) residential security/operator unit
- (b) care centres, major

15.2.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 35.0 m.

BL8571 replaced paragraph (c):

(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 4000 m².

15.2.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.5.
- (b) The maximum **site coverage** is 60%.
- (c) The maximum **height** is 14.0 m.
- (d) The minimum **front yard** is 7.5 m.

BL8367 replaced paragraph 15.2.5(e):

(e) The minimum **side yard** is 4.5 m, except it is not required **abutting** a **lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.

BL8528 replaced paragraph 15.2.5(f):

(f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

(a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.

(b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.

(c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.

(d) Only one **residential security/operator unit** is permitted on a **site**.

(e) 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.

BL9530 added a new paragraph (f):

(f) Drive-in food services are not a permitted form of development in this zone.