

WAREHOUSE FOR LEASE:

**3-3308 Appaloosa Road,
Kelowna, BC**



EXCELLENT RENTAL VALUE FEATURING:

- 2600sf warehouse on main floor and mezzanine in newer building
- 100amp 3PH power
- Includes attractive front office and **mezzanine with kitchen**
- 6 reserved parking stalls in total plus common parking
- Two 10' x 10'/12' bay doors
- Zoned I2 for a variety of warehouse uses

COSTING:

** Base Rent to increase 3% annually to cover inflation*

Unit	Size (s.f.) (approx)	Base Rent* (per ft. ² per yr)	Triple Net (per ft. ² per yr)	Total per Month	Bay Door	Additional
3	2600 ft. ²	\$12.50	\$4.55	\$3694	2 bay doors	GST and Utilities

FOR MORE INFORMATION PLEASE CONTACT:

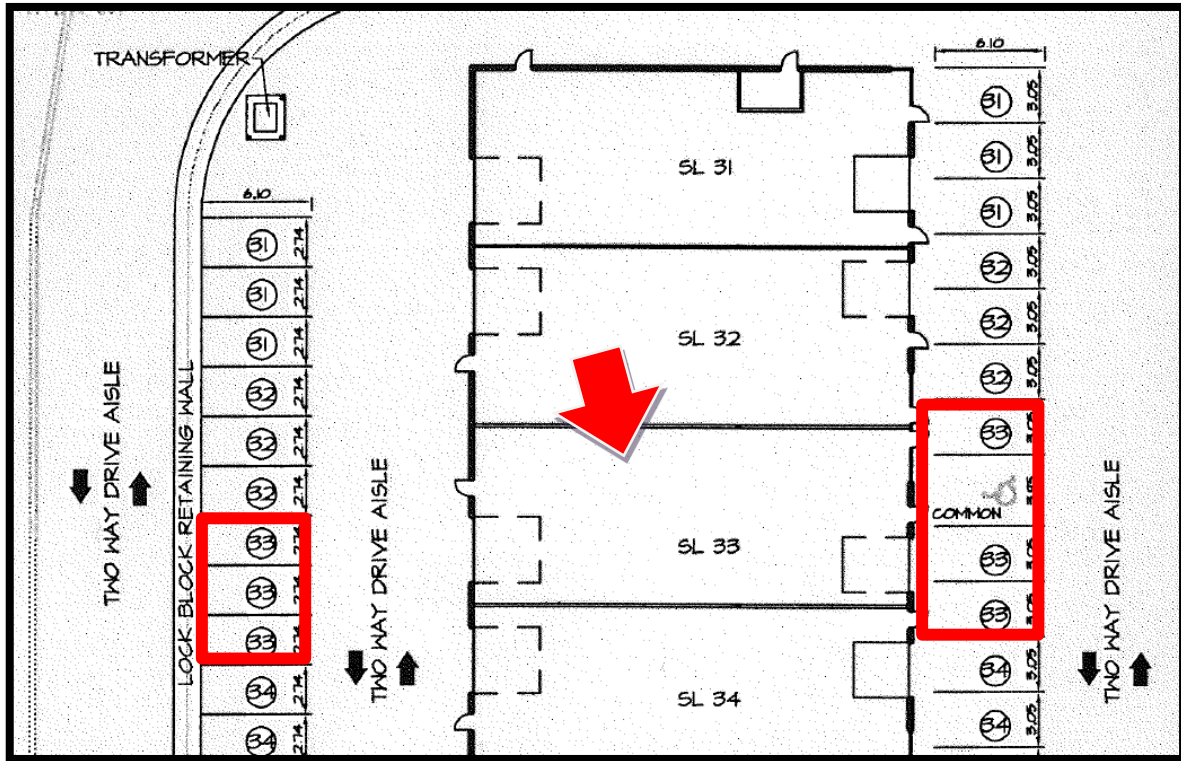


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STRATA PLAN AND PARKING:



REID'S CORNER LOCATION:



HIGH CEILINGS



MORE PHOTOS

