

RARE SMALL WAREHOUSE FOR LEASE

1135A Gordon Drive, Kelowna

- *Newly renovated with excellent improvements!*
- *1330 ft.² warehouse available with frontage on Gordon Drive*
- *Features a bay door, air-conditioned office area, warehouse area and washroom*
- *Great north end location near downtown and with good access to major arteries*
- *Building shares 200 amp single phase power*
- *Zoned I2 Industrial*
- *Available Immediately*

Unit	Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1135A	1330	\$25.00	\$5.73	\$3,406	GST & Utilities

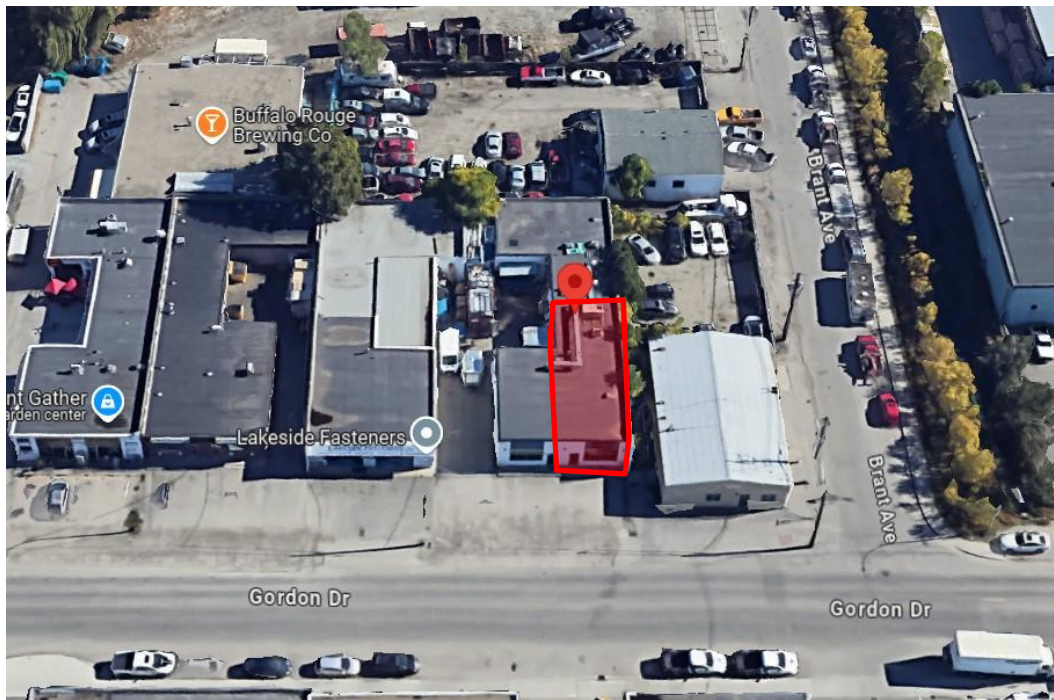
** Base Rent to increase 3% annually to cover inflation*



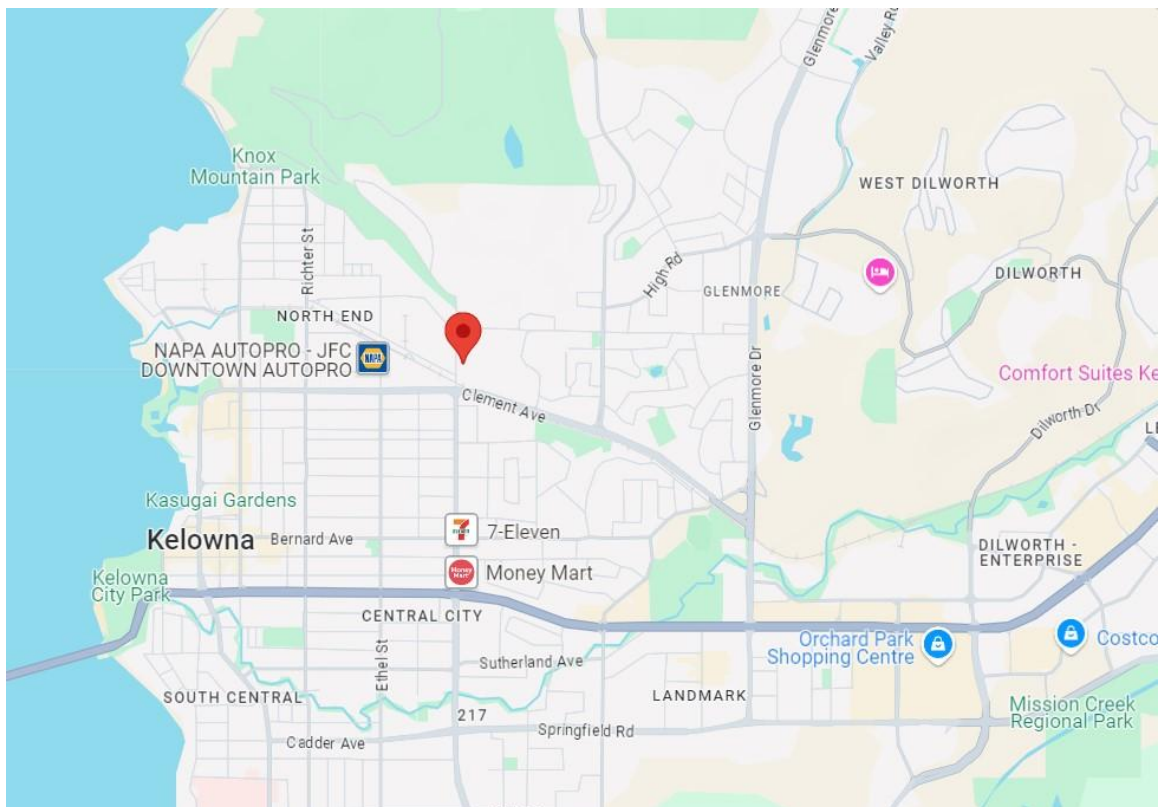
Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
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www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

3D Aerial of Lot

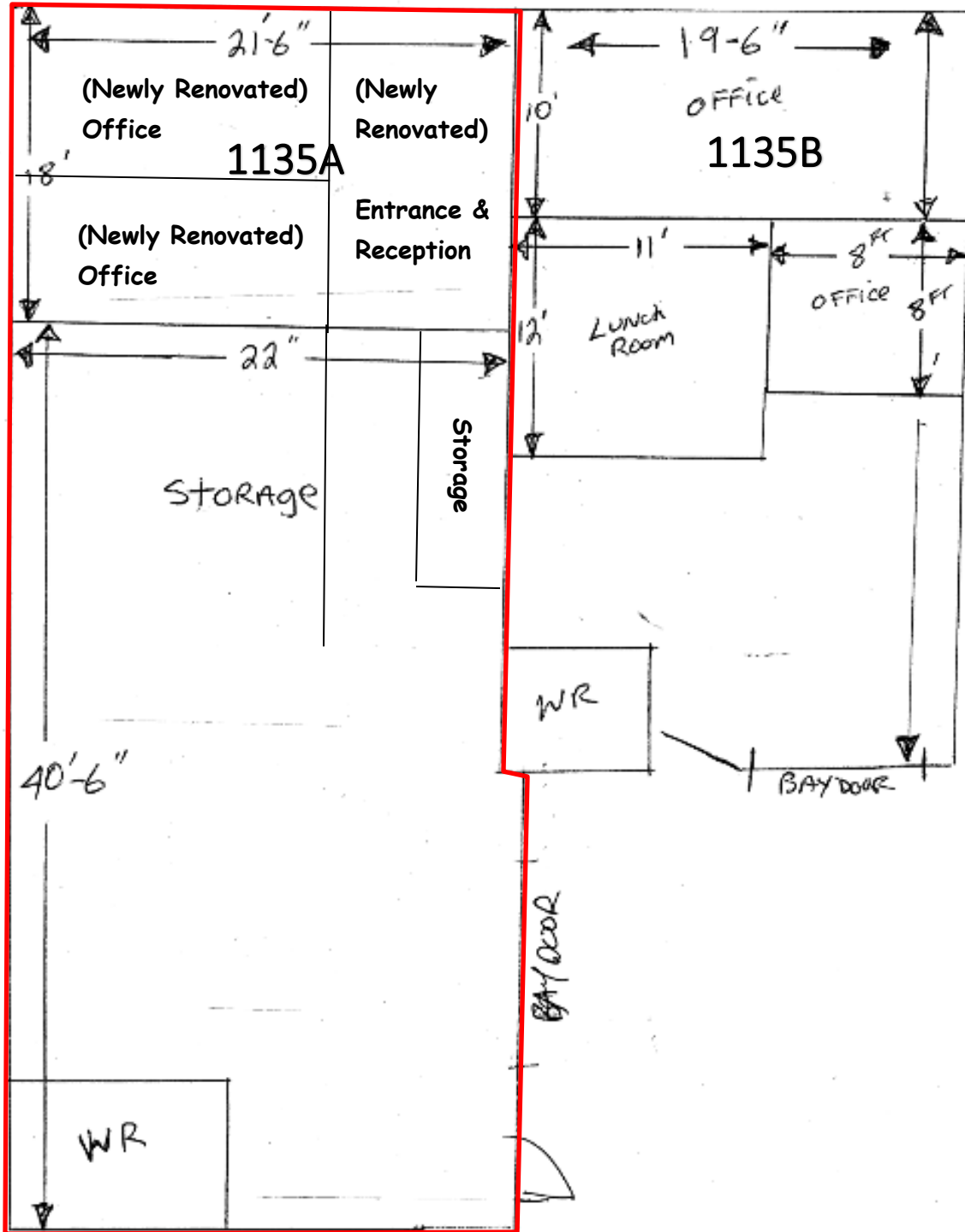


Central Location Near Downtown



Approximate Floorplan (Measurements not guaranteed)

Parking and Gordon Drive



Bay Door: 8'10" w x 7'9" h



Front Exterior



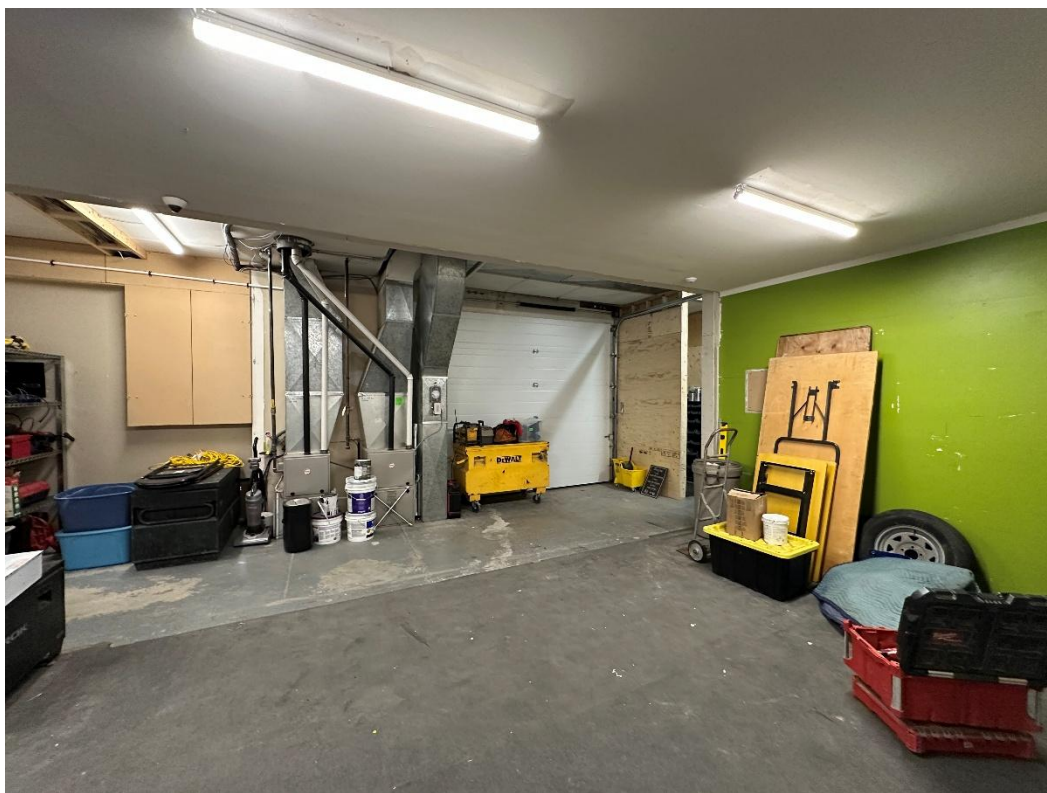
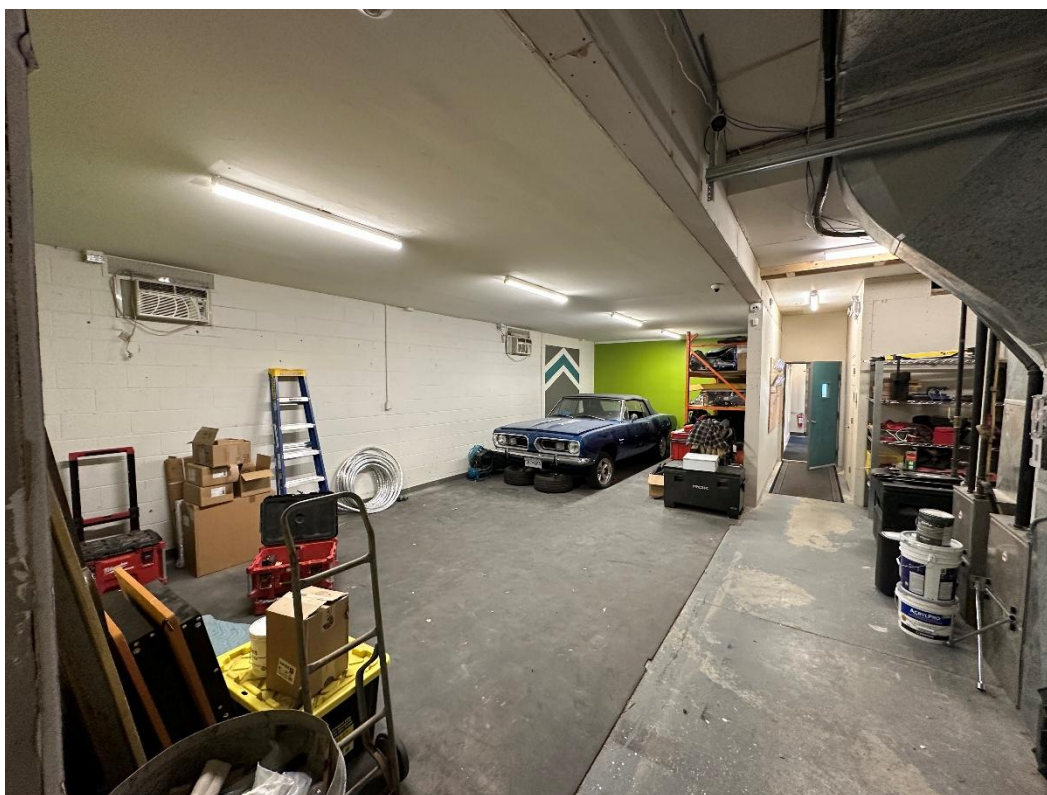
Newly Renovated Entranceway / Reception



Newly Renovated Offices (Air-conditioned!)



Warehouse



Warehouse: Continued

