

# RARE SMALL WAREHOUSE FOR LEASE

## 1135B Gordon Drive, Kelowna

- 880 ft.<sup>2</sup> warehouse available with frontage on Gordon Drive
- Features a bay door, 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. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1135B	880	\$26.00	\$5.83	\$2,334	GST & Utilities

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

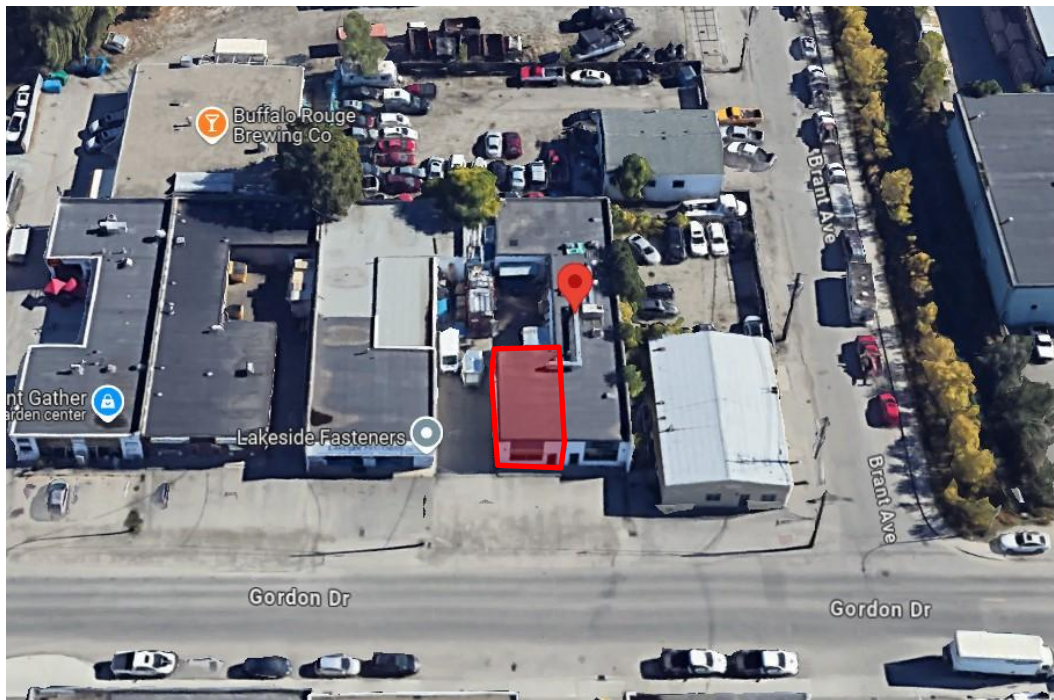


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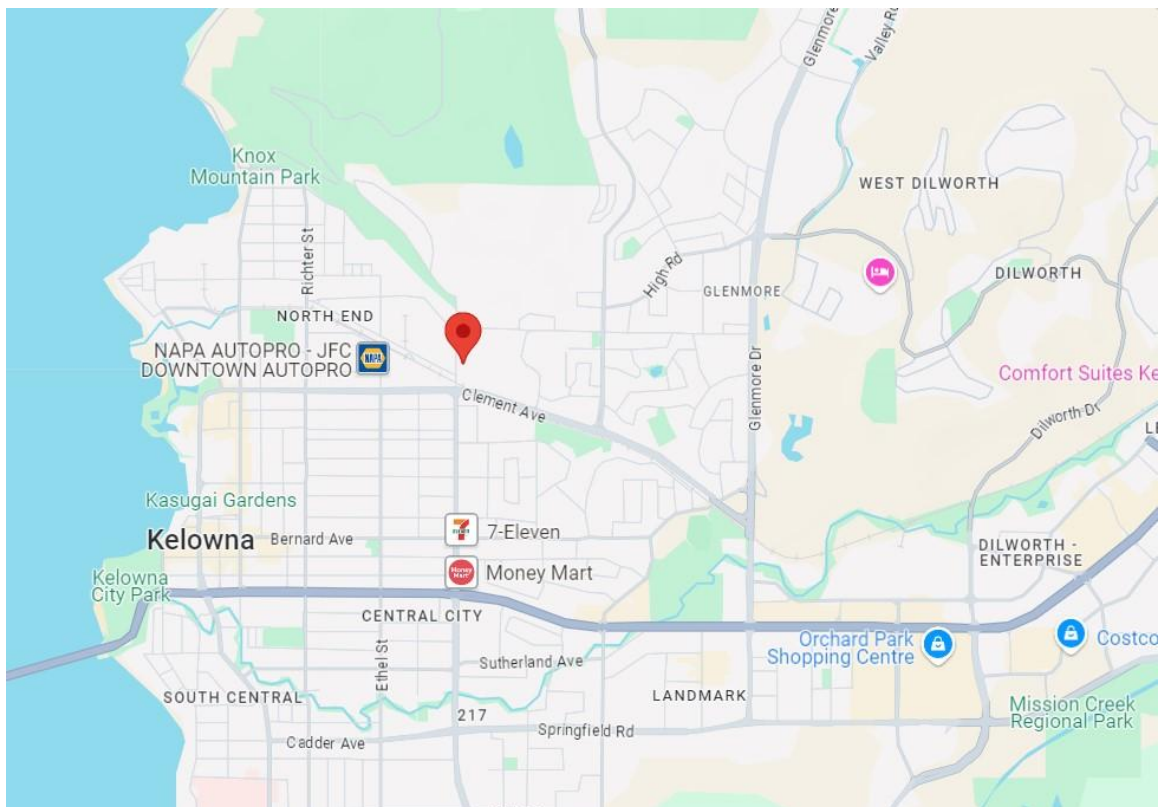
# 3D Aerial of Lot

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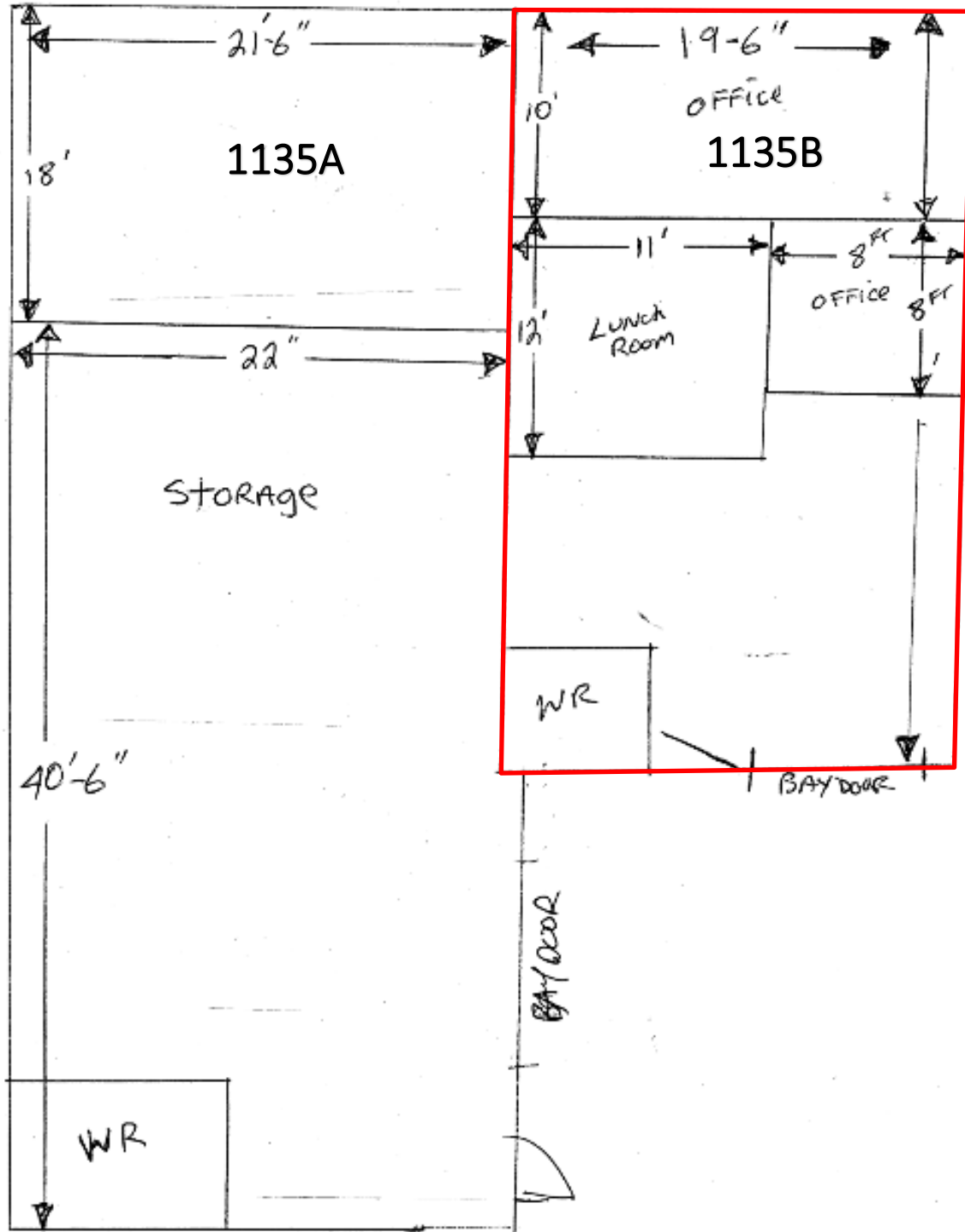
# Central Location Near Downtown

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# Approximate Floorplan (Measurements not guaranteed)

## Parking and Gordon Drive



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

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Front Exterior

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# Reception

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## Kitchenette Area

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## Warehouse

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## Warehouse: Continued

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## Additional Office

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