

FRONTAGE WAREHOUSE FOR LEASE

101 - 2955 Acland Road, Kelowna

- An attractive industrial building featuring warehouse on main floor and finished offices upstairs
- Attractive building design
- Extensive reserved parking
- 12' insulated grade bay door
- Quick access to Highway 97 North, UBC and Kelowna International Airport
- Includes significant renovations and great parking featuring extra-wide parking stalls!
- Extensive improvements in place including 766 + Sq. feet of air-conditioned office area
- Available February 1, 2025

Unit	Main Floor (ft. ²)	2nd Floor (ft. ²)	Total (ft. ²)	Base Rent (on Total)	Triple Net (on Total)	"All In" Rent Per Month	Additional costs	Parking Stalls
101	1916	766	2682	\$17.50	\$6.99	\$5474	GST & Util.	6

* Base Rent to increase 3% annually to cover inflation



Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
250.300.3658 | Cam@CorpAccord.com

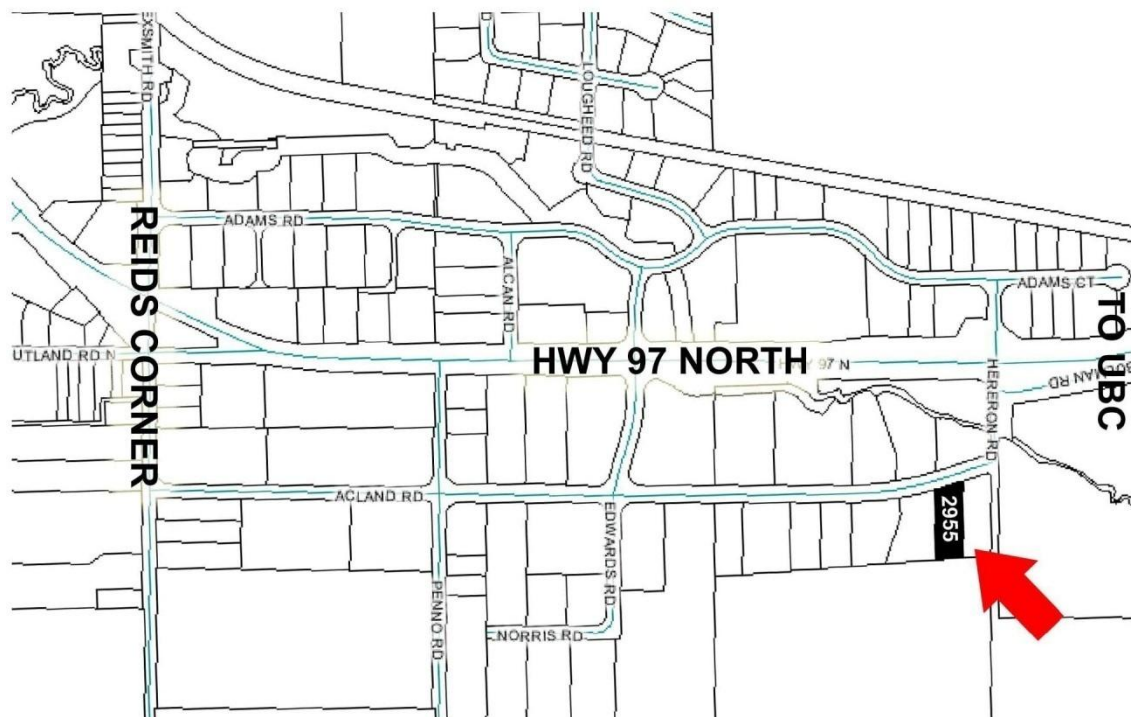
Peter Bouchard, B.Comm.
Owner | Managing Broker | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

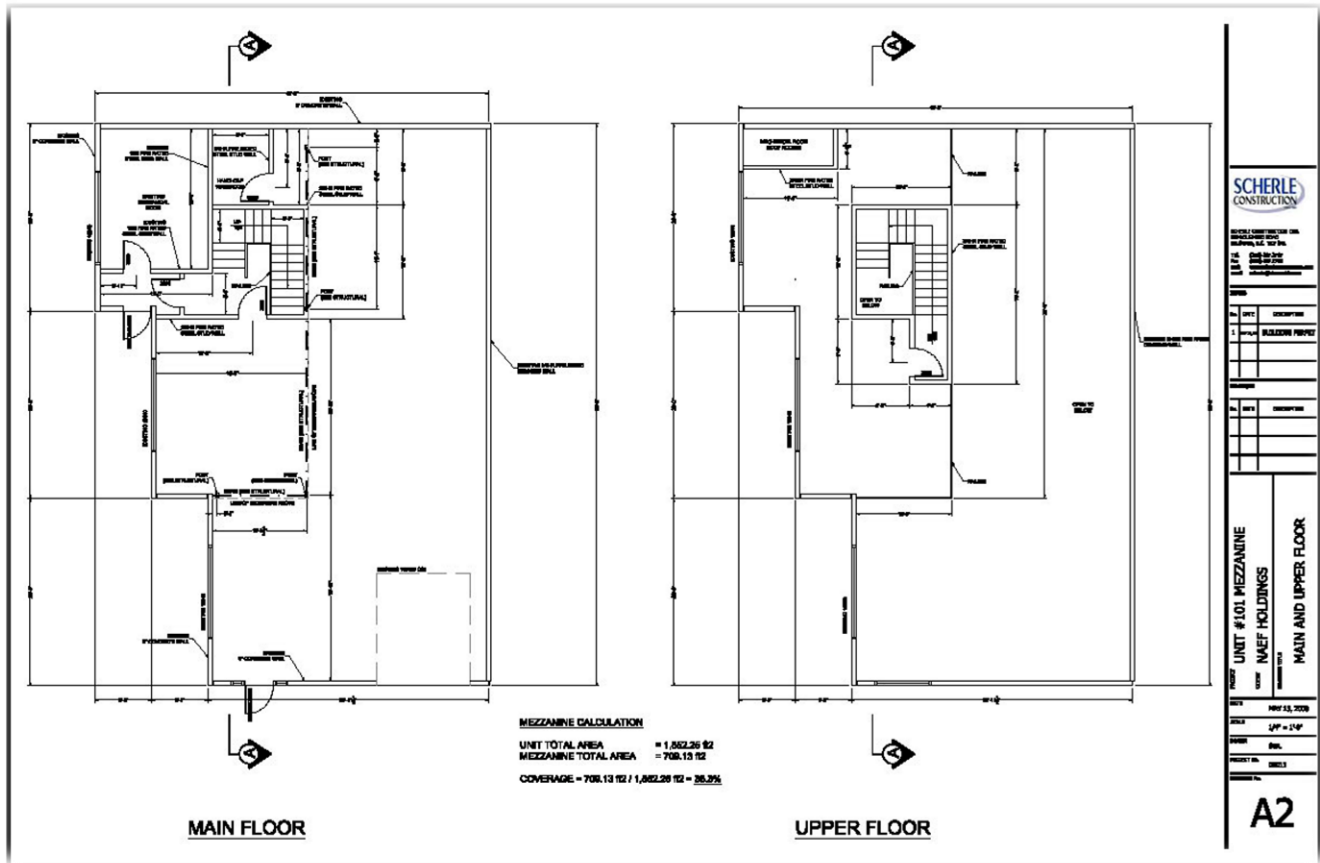
Aerial view showing abundant parking



Area Map



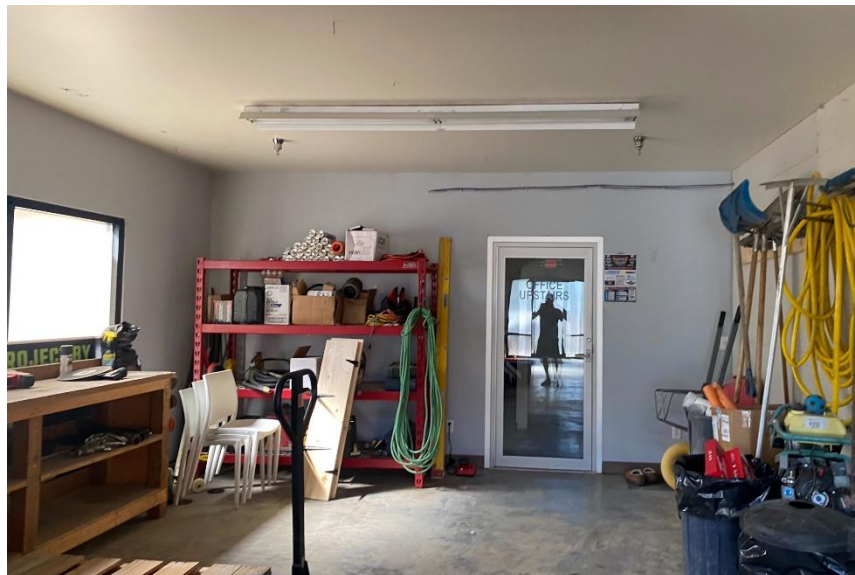
Floorplan



12' x 10' Bay Door



Interior Photos



12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE):

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)												
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6	Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S ^{.13}	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)												
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	-	-	-
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-
29	Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	-	P ^{.12}	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-
34	Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-
38	Liquor Primary Establishment	P ^{.4, .5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-
44	Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-

Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use)										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46 Parks	-	-	S	S	S	S	S	S	S	-	-
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57 Retail	P	P	P	P	P	P	P	P	P	-	-
58 Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹
59 Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-