

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 Aug 1, 2023

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	\$16.00	\$5.75	\$4861	GST & Util.	6

* Base Rent to increase 3% annually to cover inflation



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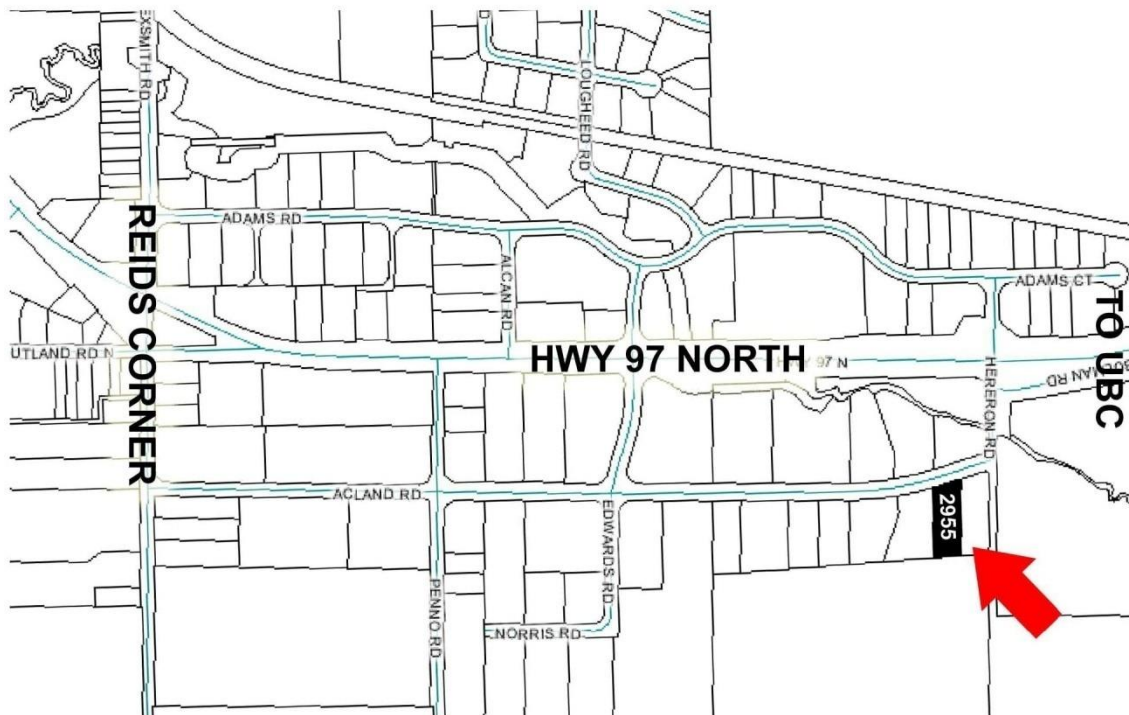
Corporate Accord Realty Ltd.
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Aerial view showing abundant parking

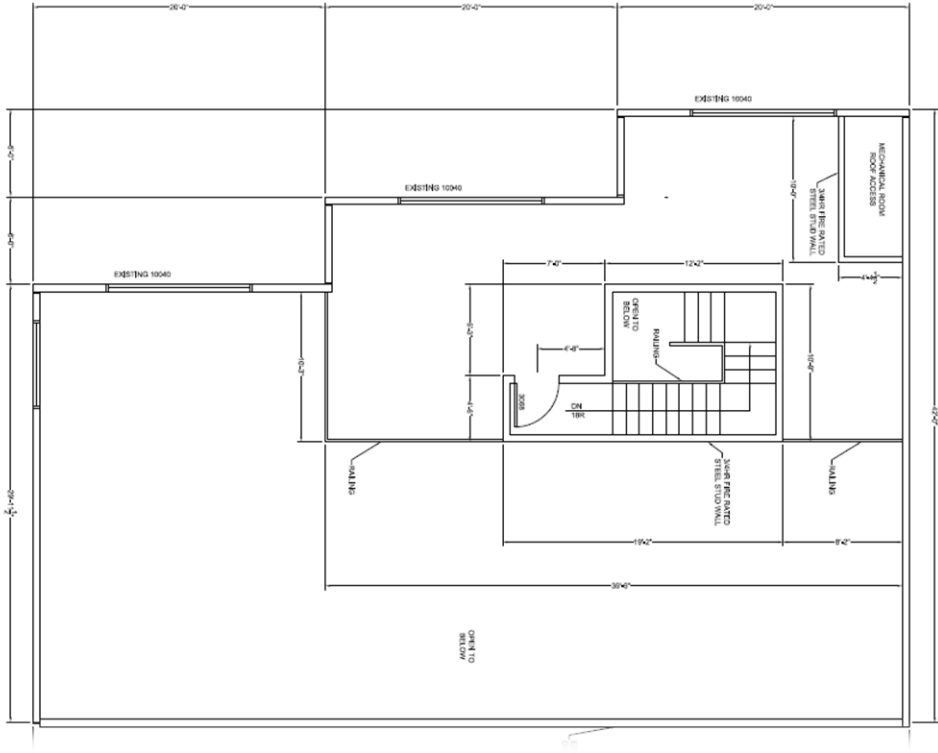


Area Map



Floorplan

1,852.25 ft²
709,13 ft²
25 ft² = 38.3%



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