# WAREHOUSE FOR LEASE

## 110 - 2955 Acland Road, Kelowna

- *1440sf with 10' x 14' front office and rear shop area*
- *Features I2 zoning & 200 amp three phase power*
- *12'h x 10'w front bay door at grade*
- *Excellent central location with FIVE on-site parking stalls included!*
- *Front office with electric heat, shop has forced air heating*
- *Handicap washroom with shower*
- *Available October 1, 2022*

| Deemed Size ($ft.^2$) | Base Rent* (/sf/yr) | Triple Net (/sf/yr) | "All In" Rent Per Month | Additional costs | Bay Doors |
|---|---|---|---|---|---|
| 1440 | $18.50 | $7.06 | $2956 | GST & Utilities | 1 x 12'h x 10'w |

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

Corporate Accord Realty

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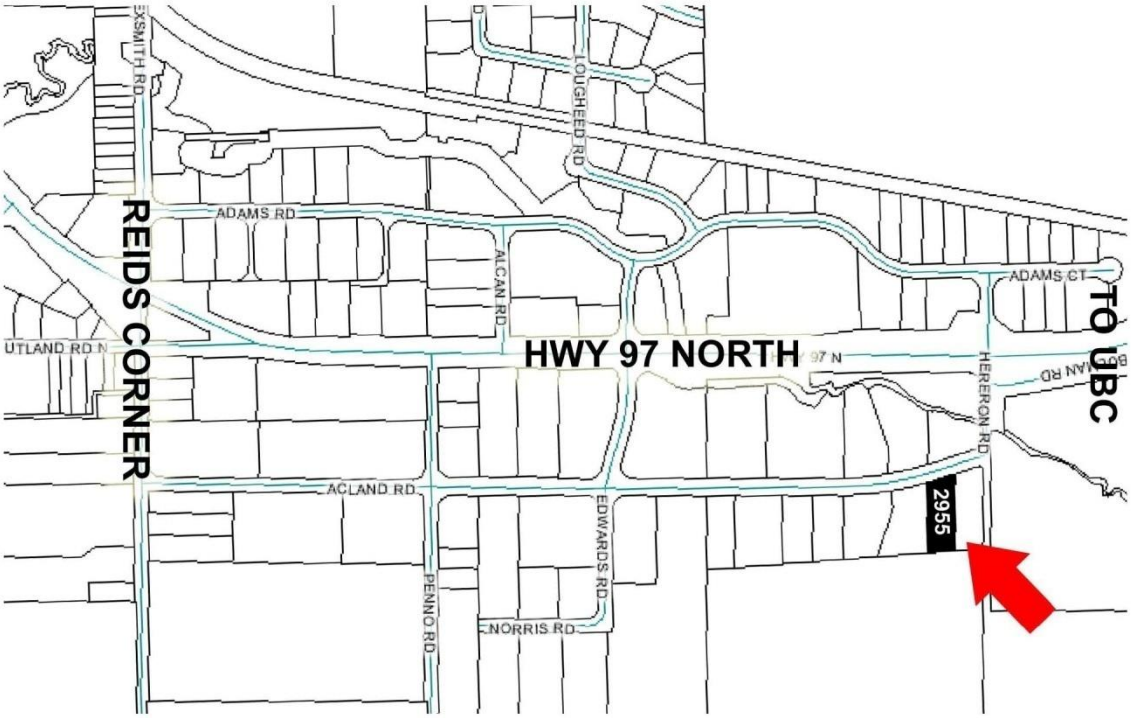
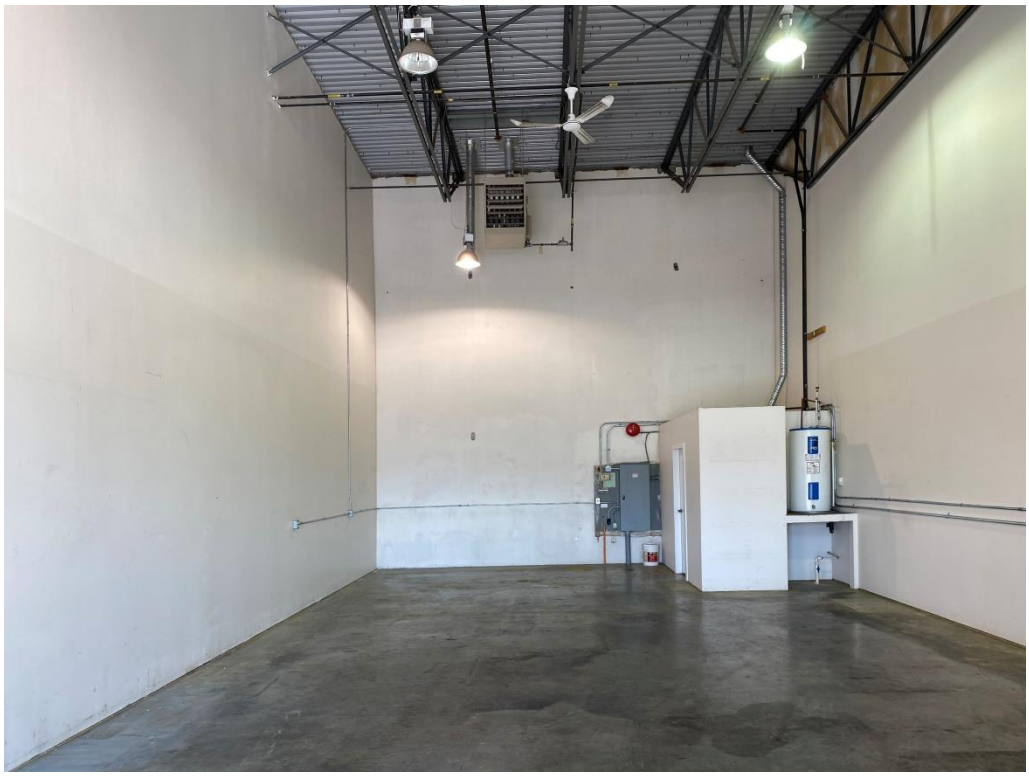
# Aerial view showing abundant parking

# Area Map



## Historical Interior from North perspective

## Historical Interior from South perspective