

# 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

Deemed Size (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
1440	\$15.50	\$5.58	\$2529	GST & Utilities	1 x 12'h x 10'w

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



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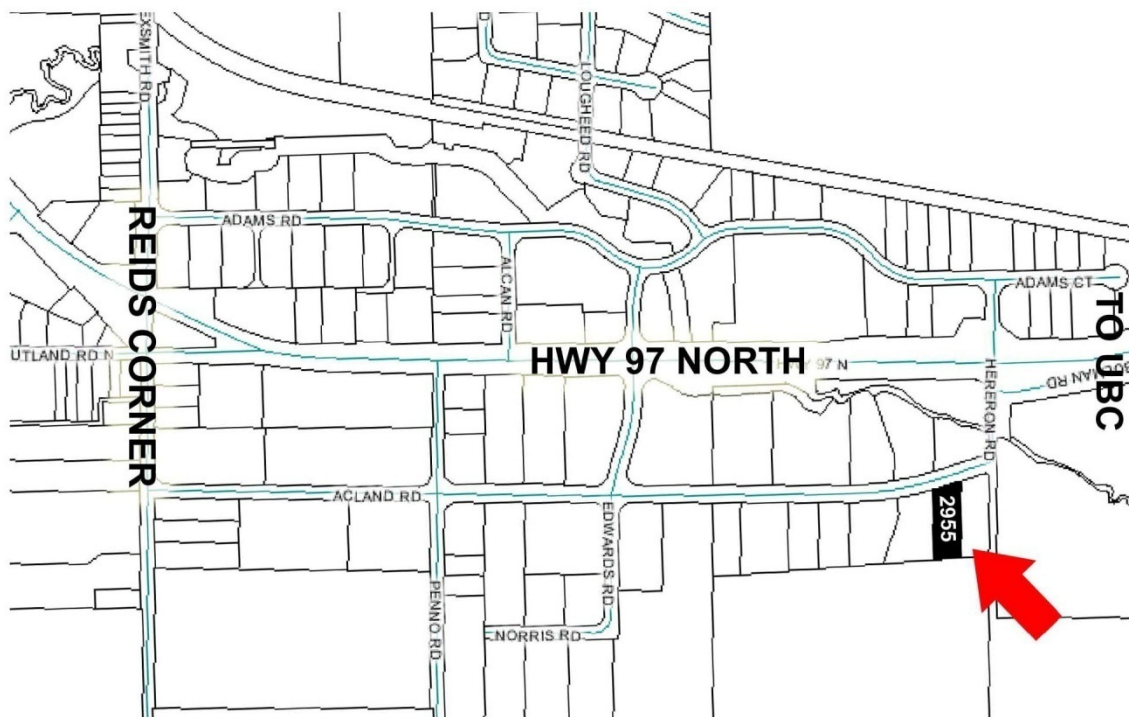
# Aerial view showing abundant parking

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# Area Map

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Interior from North perspective

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Interior from South perspective

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