WAREHOUSE FOR LEASE

151 Adams Road, Kelowna *with Highway 97N Visibility!*

- *Modern industrial strata with 12 x 12' bay doors and 24 foot warehouse ceilings*
- *Remaining options:2499 ft.² and 3548 ft.²*
- *Great savings with R20 insulated on roof deck plus insulated exterior walls!*
- *Most units have three-phase 150 Amp Power*
- *Some units include air-conditioning*
- *Includes building façade opportunities plus pylon sign adjoining Highway 97N!*
- *Zoned I2 industrial (see zoning description at the end of this brochure)*
- *No outside storage allowed/available*
- *Available for occupancy immediately*

Corporate Accord Realty LTD.

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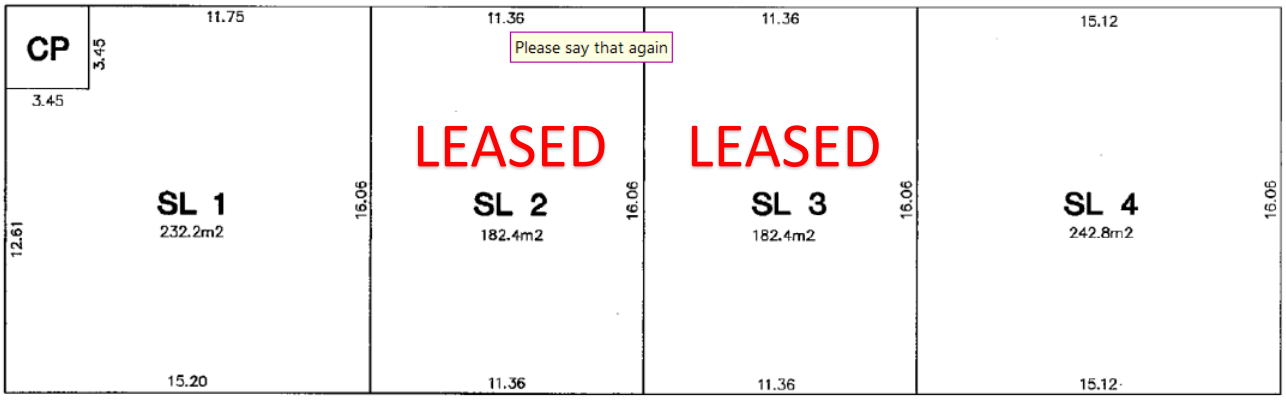
Remaining Units:

Unit	Main Floor ($ft.^2$)	2nd Floor ($ft.^2$)	Base Rent (/sf/yr)	Triple Net (/main sf/yr)	"All In" Rent Per Month*	Bay Doors
101	*2499*	*0*	*$18.50*	*$6.32*	***$5168***	*1 x 12'hx12'w*
104	*2613*	*935*	*$16.50*	*$4.96*	***$6345***	*1 x 12'hx12'w*

** The above costs are plus GST and utilities. Base Rent increases at 3% a year to cover off inflation*



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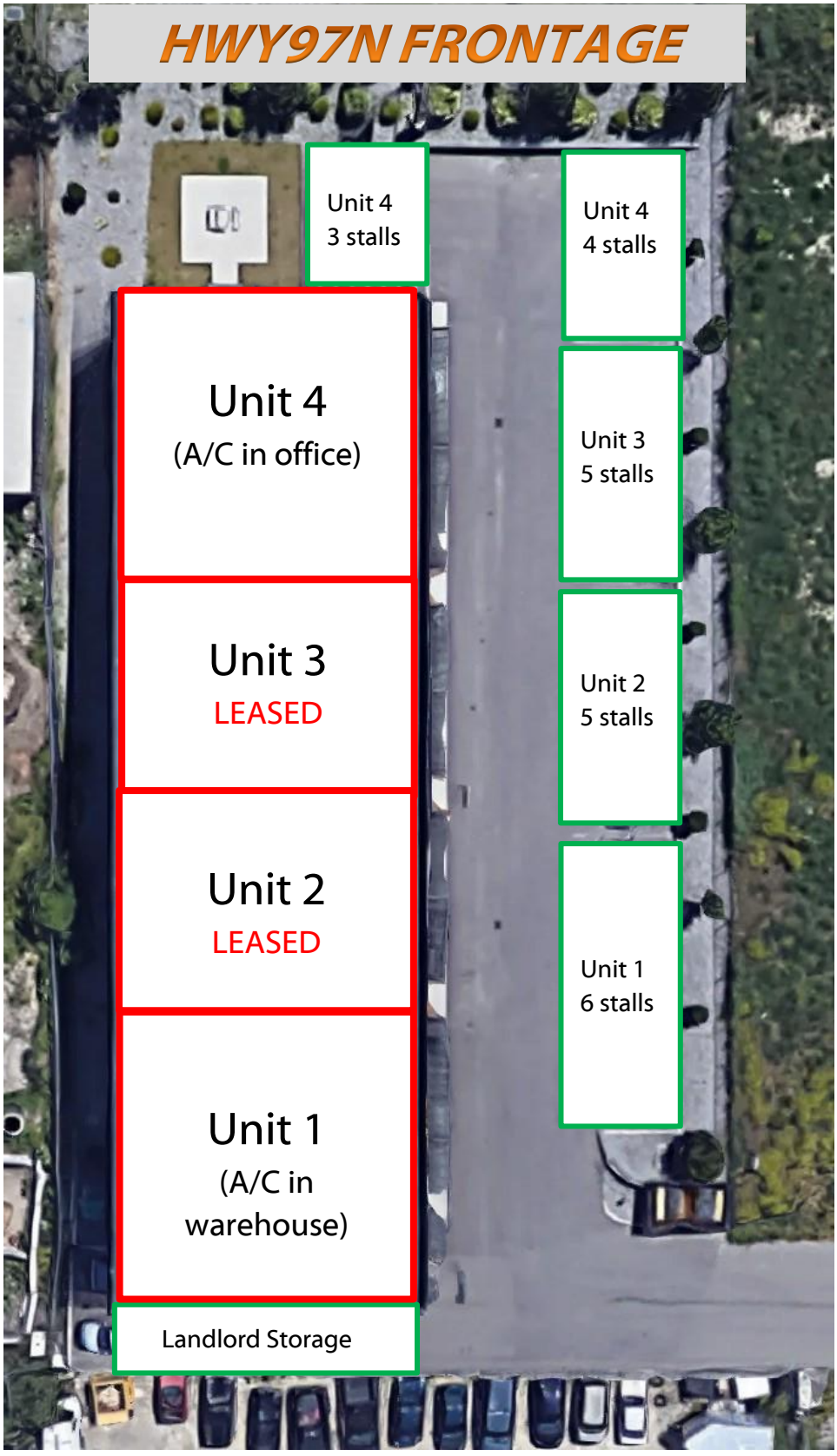
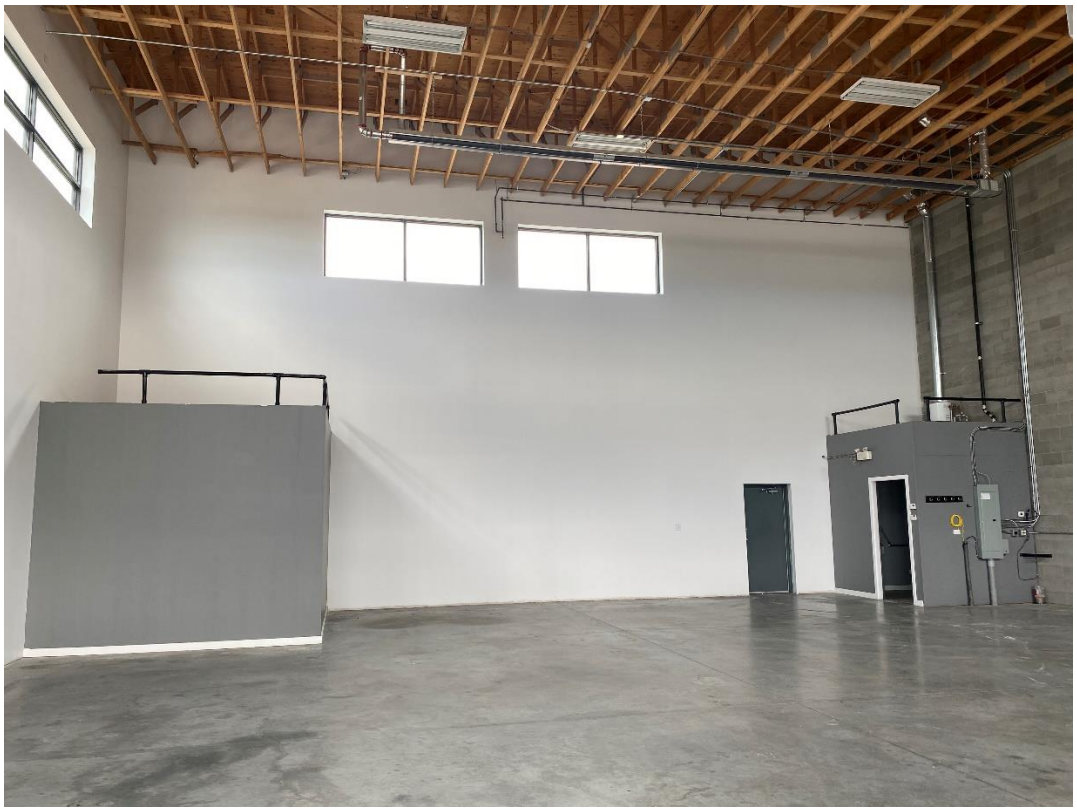
FRONT PARKING AREA

Parking plan



Unit 1



Unit 4

I2 Zoning (as of Nov. 18, 2022)

15.2 I2 – General Industrial
I2rcs – General Industrial (Retail Cannabis Sales)

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:

(a) analytical testing
(b) animal clinics, major
(c) auctioneering establishments
(d) automotive and equipment repair shops
(e) automotive and minor recreation vehicle sales/rentals
(f) breweries and distilleries, major
(g) breweries and distilleries, minor
(h) bulk fuel depots
(i) cannabis production facilities
(j) commercial storage
(k) contractor services, general
(l) contractor services, limited
(m) convenience vehicle rentals
(n) custom indoor manufacturing
(o) emergency and protective services
(p) equipment rentals
(q) fleet services
(r) food primary establishment
(s) gas bars
(t) general industrial uses
(u) household repair services
(v) liquor primary establishment, minor
(w) outdoor storage
(x) participant recreation services, indoor
(y) private clubs
(z) rapid drive-through vehicle services
(aa) recycling depots
(bb) recycled materials drop-off centres
(cc) service stations, minor
(dd) service stations, major
(ee) temporary shelter services
(ff) truck and mobile home sales/rentals
(gg) utility services, minor impact
(hh) vehicle and equipment services, industrial
(ii) warehouse sales

15.2.3 Secondary Uses

The **secondary uses** in this **zone** are:

(a) agriculture, urban
(b) child care centre, major
(c) residential security/operator unit
(d) retail cannabis sales establishment (I2rcs only)

I2 Zoning Continued (as of Nov. 18, 2022)

15.2.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.
(b) The minimum **lot depth** is 35.0 m.
(c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m².

15.2.5 Development Regulations

(a) The maximum **floor area ratio** is 1.5.
(b) The maximum **site coverage** is 60%.
(c) The maximum **height** is 14.0 m.
(d) The minimum **front yard** is 7.5 m.
(e) The minimum **side yard** is 4.5 m, except it is not required **abutting** a **lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.
(f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

(a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.

(b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.

(c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.

(d) Only one **residential security/operator unit** is permitted on a **site**.

(e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

(f) Drive-in food services are not a permitted form of development in this zone.