

# 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*
- *Various adjoining size options from 1963 ft.<sup>2</sup> to 4462 ft.<sup>2</sup>*
- *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*



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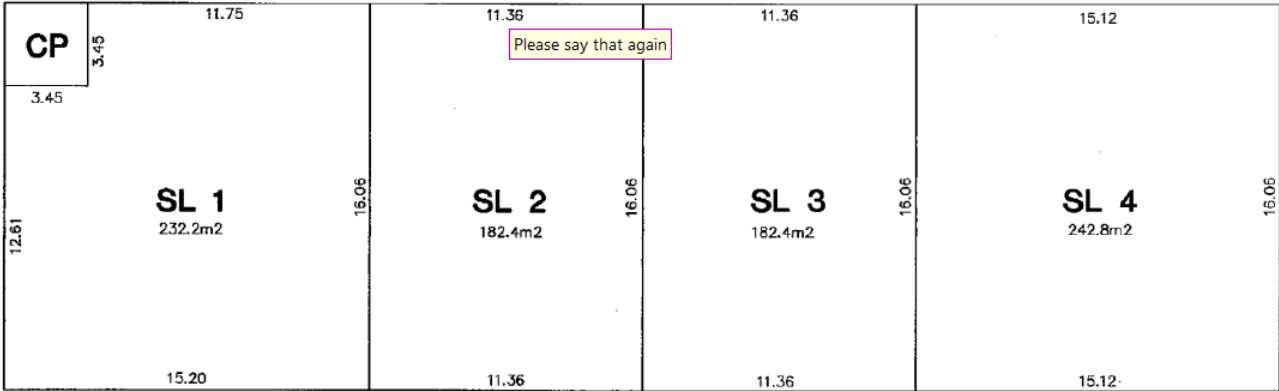
Corporate Accord Realty Ltd.  
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Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)

3 units remain:

Unit	Main Floor (ft. <sup>2</sup> )	2 <sup>nd</sup> Floor (ft. <sup>2</sup> )	Base Rent (/sf/yr)	Triple Net (/main sf/yr)	"All In" Rent Per Month*	Bay Doors
101	2499	0	\$18.50	\$5.60	<b>\$5018</b>	1 x 12'hx12'w
102	1963	0	\$18.00	\$5.60	<b>\$3942</b>	1 x 12'hx12'w
104	2613	935	\$16.50	\$4.96	<b>\$6345</b>	1 x 12'hx12'w

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



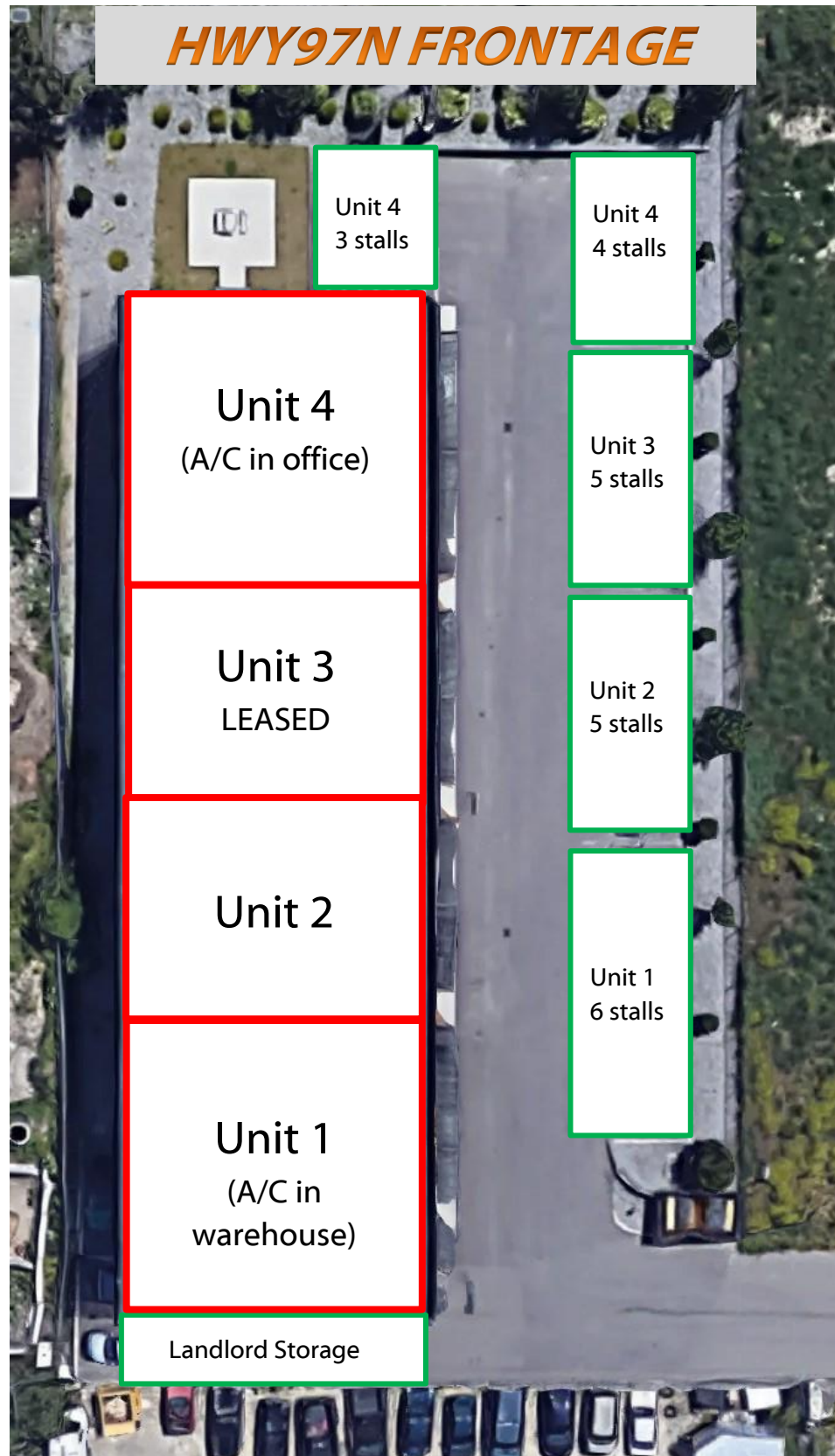
HWY97N

**FRONT PARKING AREA**



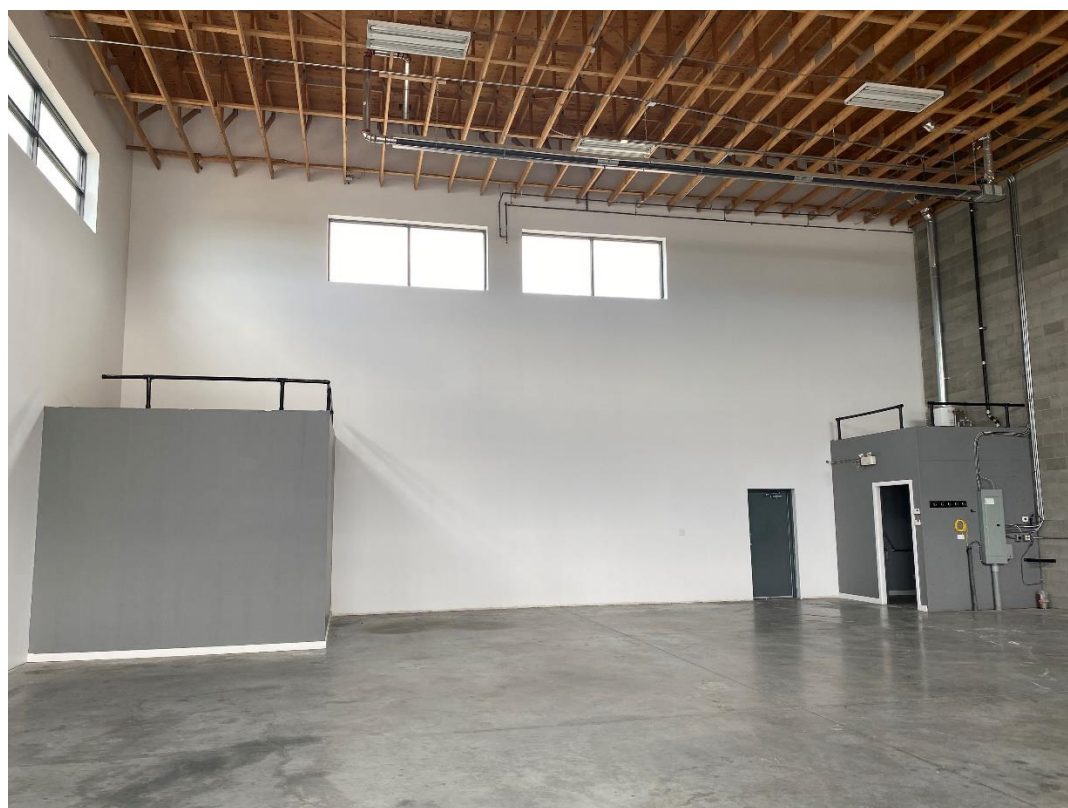


# Parking plan



# Unit 1

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## Unit 2

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## Unit 4

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

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## **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)

### 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 m<sup>2</sup>.

### 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 6.0 m **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 radioactive 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.