#### WAREHOUSE FOR LEASE

### 960B Alsgard Street, Kelowna

- Vibrant Central Kelowna location just off McCurdy
- 1936sf (38'8" x 50'1") includes office, washroom with shower and main floor shop
- Bay door at grade (see below) | H/C Washroom
- 2 parking stalls on-site in front of unit
- 12 Industrial Zoning
- Available June 1, 2023

| Deemed<br>Size (ft.²) | Base Rent*<br>(/sf/yr) | Triple Net<br>(/sf/yr) | "All In" Rent Per<br>Month | Additional costs | Bay Doors       |
|-----------------------|------------------------|------------------------|----------------------------|------------------|-----------------|
| 1936                  | \$18.50                | \$4.90                 | \$3775                     | GST & Utilities  | 1 x 14′h x 12′w |

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



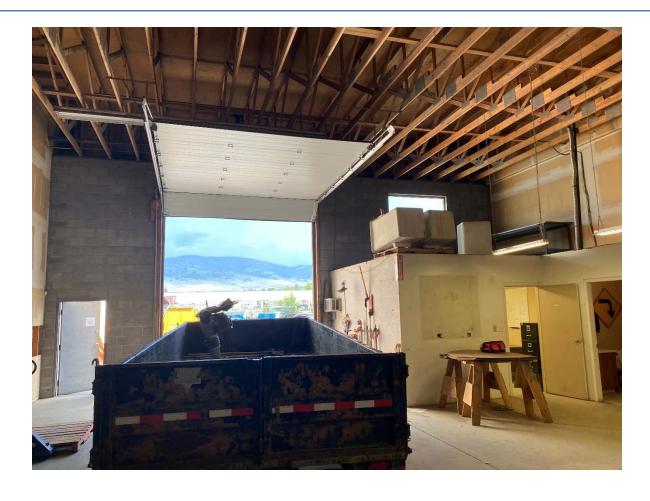


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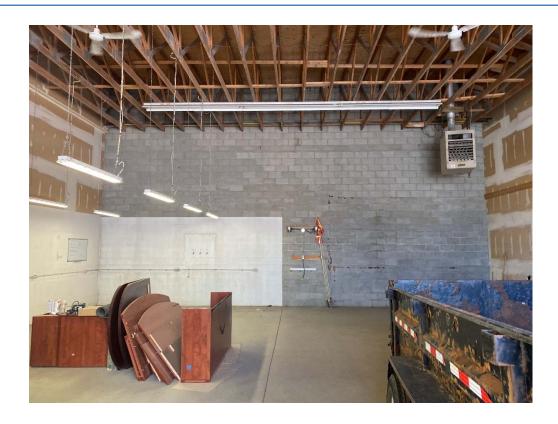
## Central Kelowna Location



### Interior Photo



# Interior Photo



# Interior Photo

