

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
- I2 Industrial Zoning
- Available Immediately

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
1936	\$17.00	\$4.90	\$3533	GST & Utilities	1 x 14'h x 12'w

* Base Rent to increase 3% annually to cover inflation

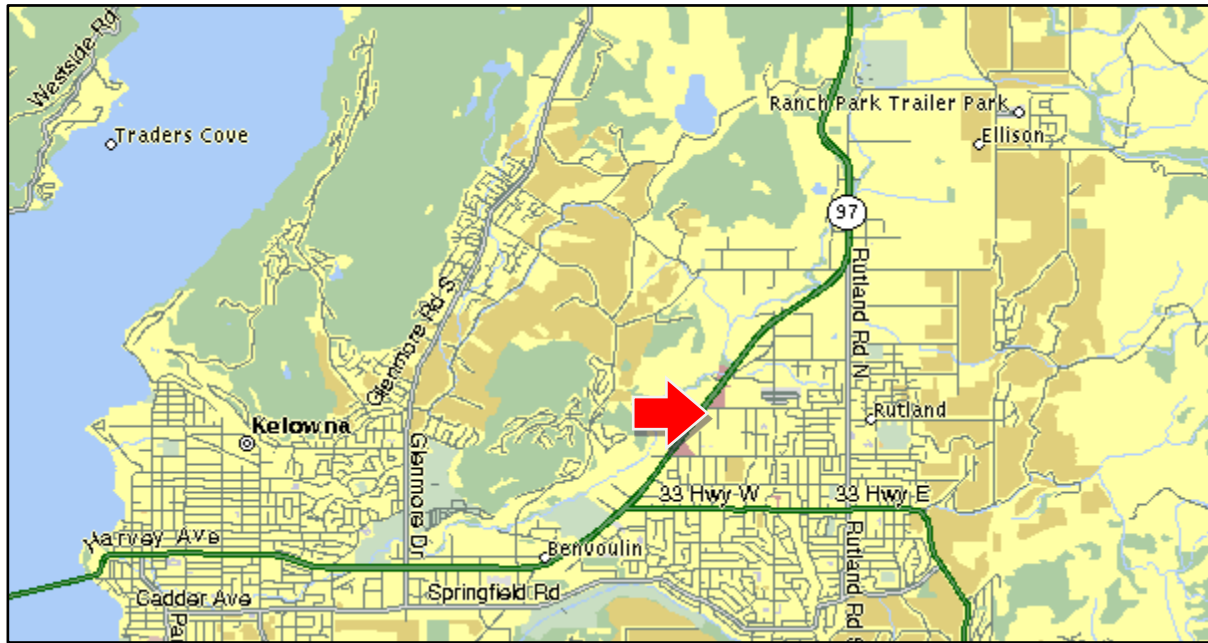


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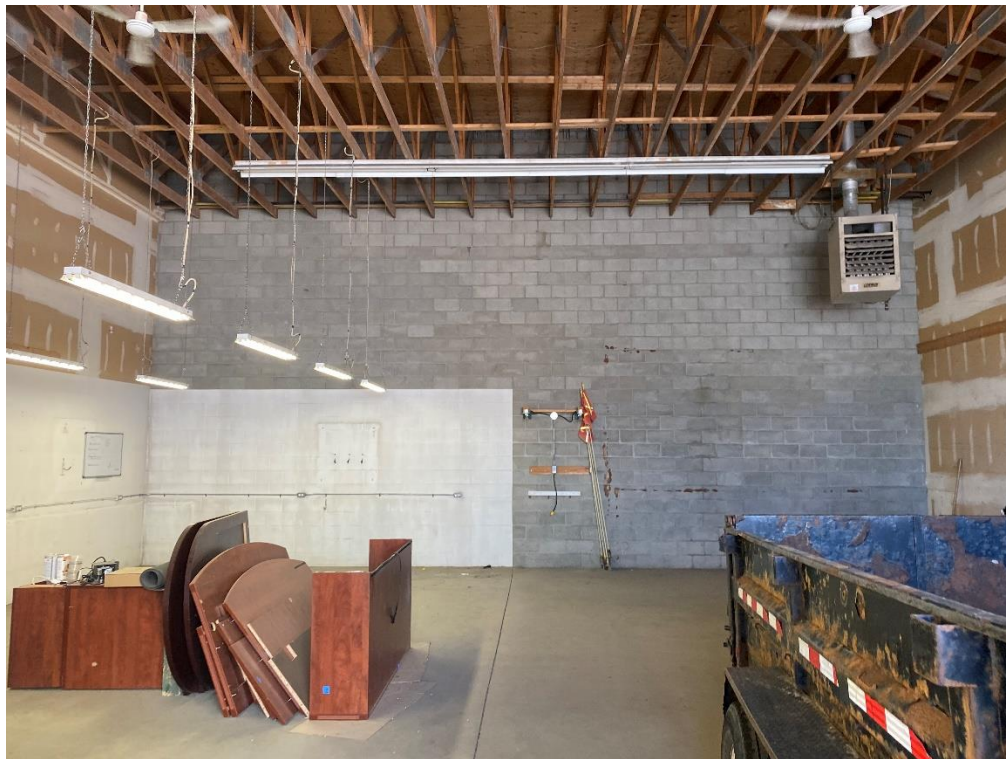
Central Kelowna Location



Interior Photo



Interior Photo



Interior Photo

