WAREHOUSE FOR LEASE:

3-3308 Appaloosa Road, Kelowna, BC

EXCELLENT RENTAL VALUE FEATURING:

- 2600sf warehouse in newer building
- 100amp 3PH power
- Includes attractive front office and **bonus mezzanine with kitchen**
- 6 reserved parking stalls in total plus common parking
- Two 10' x 10'/12' bay doors
- Zoned I2 for a variety of warehouse uses

COSTING:

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

Unit	Size (s.f.) *(approx)*	Base Rent* *(per ft.² per yr)*	Triple Net *(per ft.² per yr)*	Total per Month	Bay Door	Additional
3	*2600 ft.²*	*$12.50*	*$4.55*	*$3694*	*2 bay doors*	*GST and Utilities*

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.
Commercial & Investment Real Estate Services

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Managing Broker, Commercial Realtor

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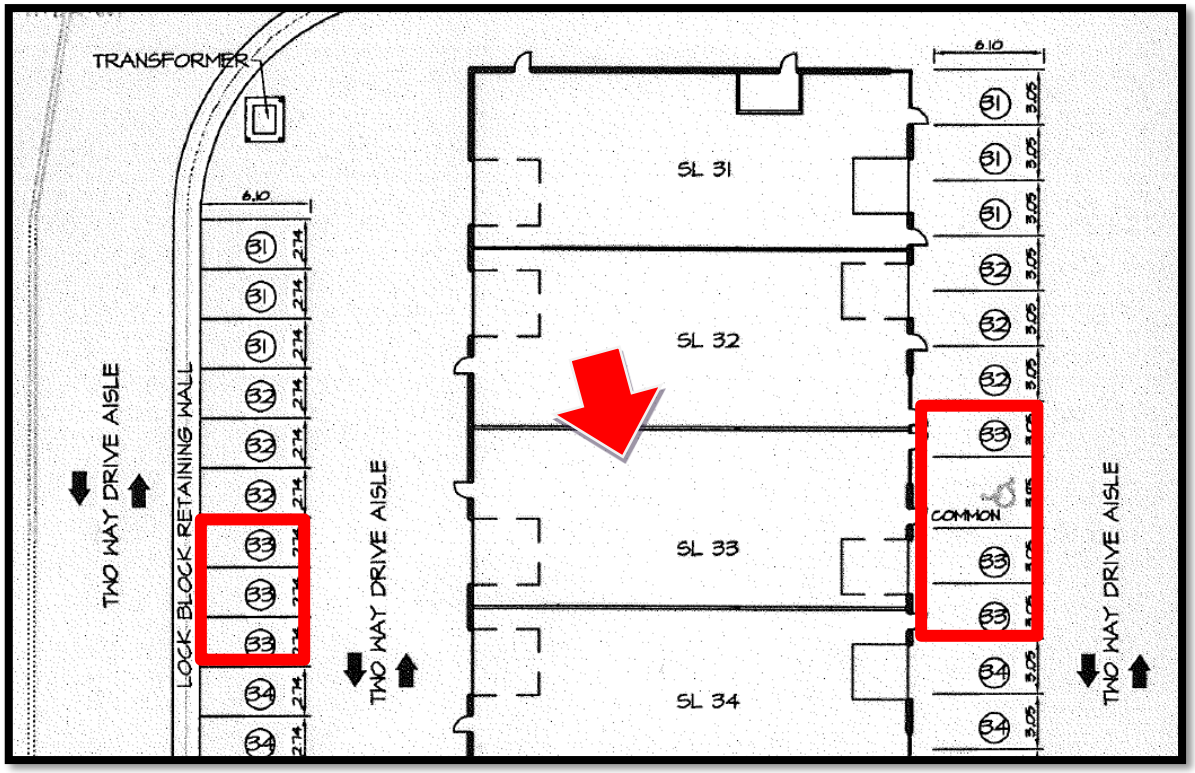
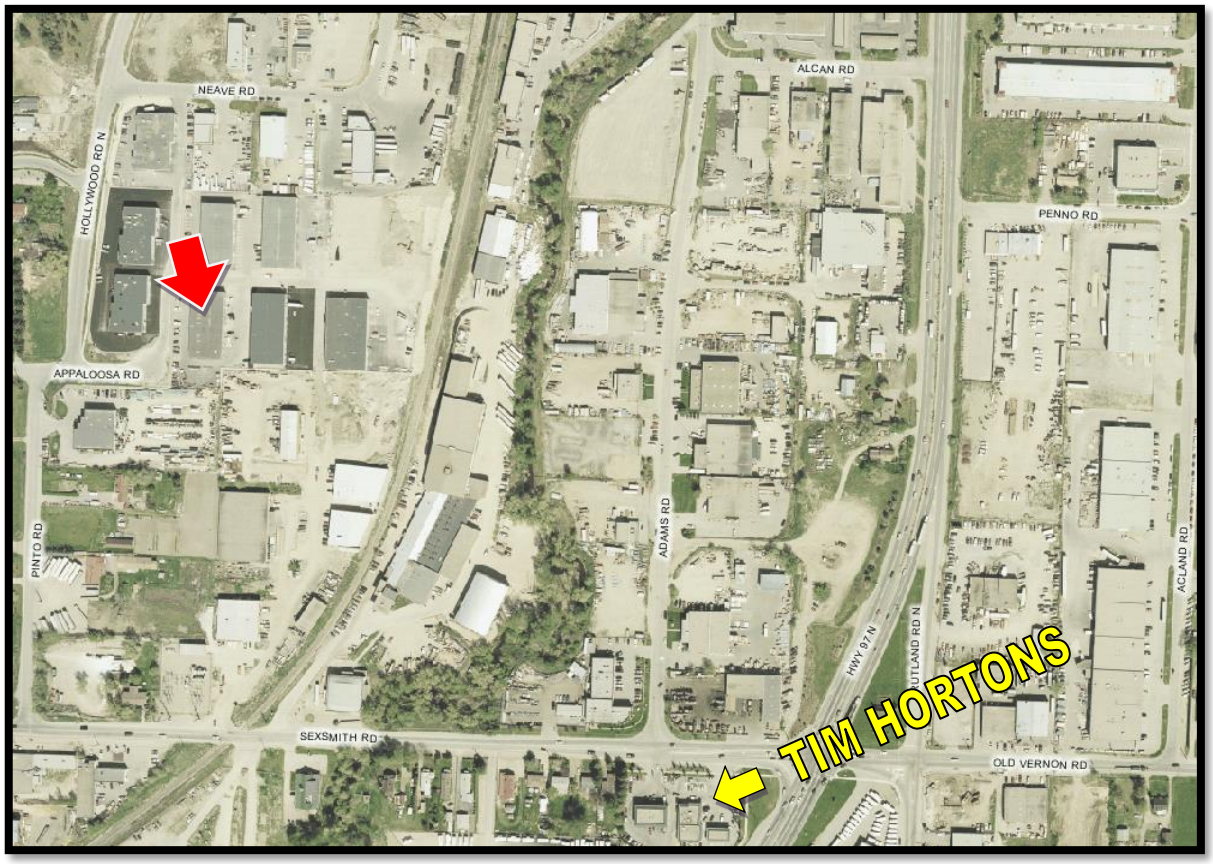
STRATA PLAN AND PARKING:



REID'S CORNER LOCATION:



HIGH CEILINGS

MORE PHOTOS