

8432SF WAREHOUSE WITH YARD FOR LEASE

3-3316 Appaloosa Road,
Kelowna, BC



EXCELLENT VALUE FEATURING:

- Approx. 8432sf strata warehouse in newer building with bonus finished office mezzanine
- Approx. 10,000sf fenced and paved exclusive use yard
- 400Amp 3Ph power | forced air heat plus some rooftop HVAC
- Many large and oversized bay doors
- 10 reserved parking stalls in total plus common parking | Zoned I2
- Base Rent of \$11.30*/SF plus Triple Net of \$5.10/SF (totaling \$11,523*/month) plus GST and utilities
- Available June 1, 2017 **base rent increases 3% a year to cover inflation*

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.

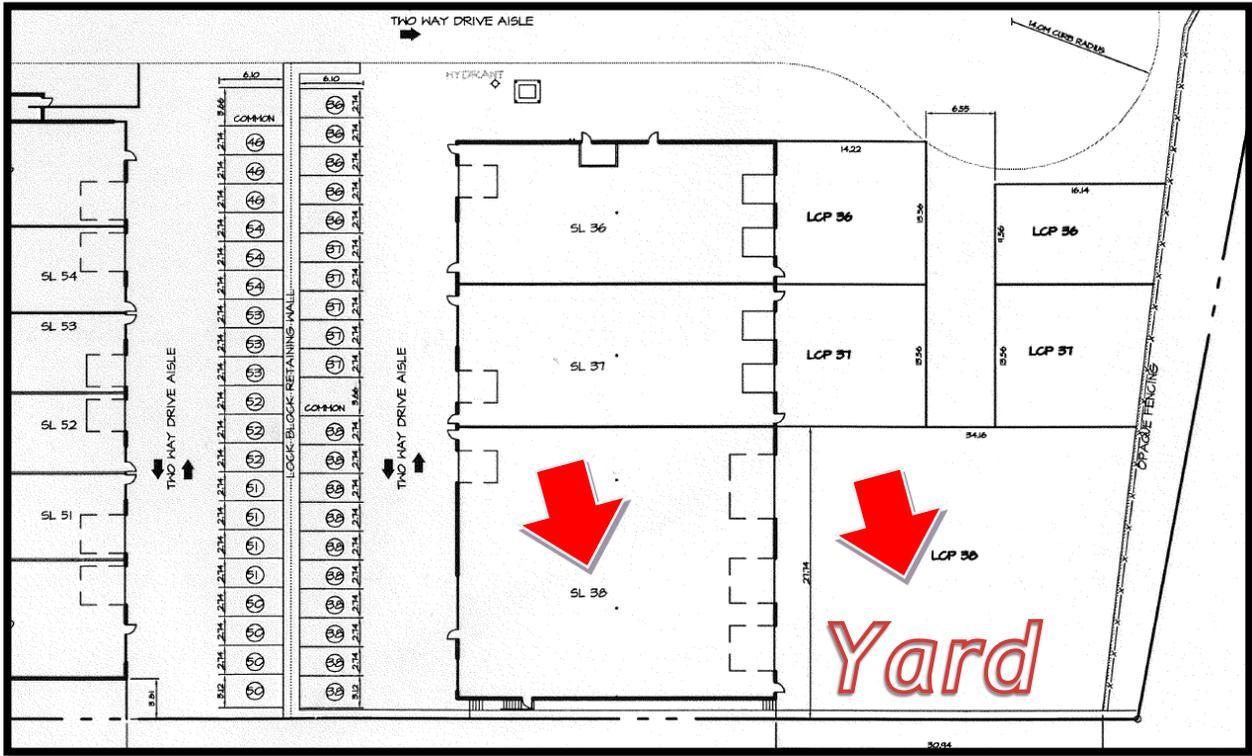
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STRATA PLAN showing approx. 10,000sf yard:



REID'S CORNER LOCATION:



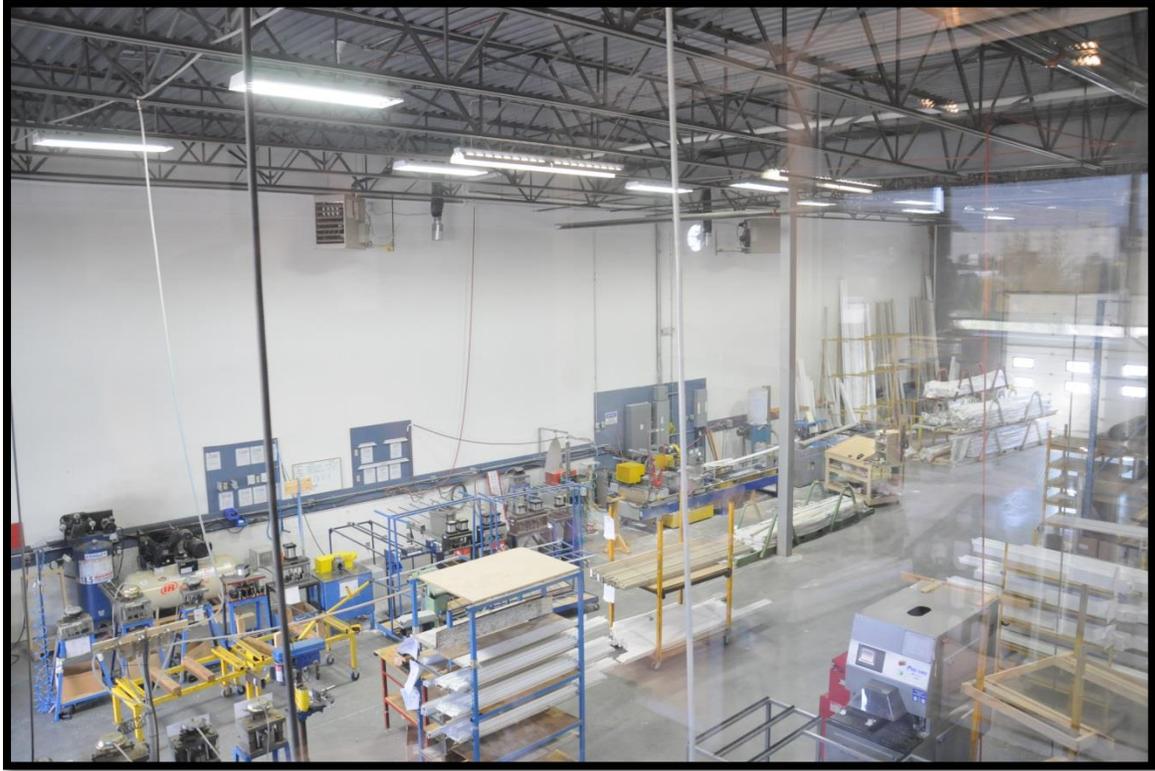
APPROX 10,000SF YARD AREA WITH 14' HIGH BAY DOORS



OFFICE AREA



VIEW OF SHOP FROM UPPER OFFICE



OFFICE AREA LOOKING INTO SHOP

