

MODERN INDUSTRIAL FOR SALE AND LEASE:

3169 & 3179 Appaloosa Road, Kelowna, BC

Just west of Highway 97N near Reids Corner



IRON GATE INDUSTRIAL STRATA

Construction underway! Ready for occupancy during the spring of 2026! This modern industrial project features 26-foot ceilings, large 12 x 14-foot bay doors, and excellent natural lighting with windows on all exterior faces. Occupants will enjoy a generous parking ratio with a pull through middle lane design for easy access, fully secured with perimeter fencing and gate. Flexible space options range from 2,202 to 25,089 ft.², providing optimal solutions for businesses of all sizes. Zoned Industrial I2, the building is well-suited for a variety of industrial or commercial uses.



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IRON GATE INDUSTRIAL STRATA

Rendering from South East Perspective

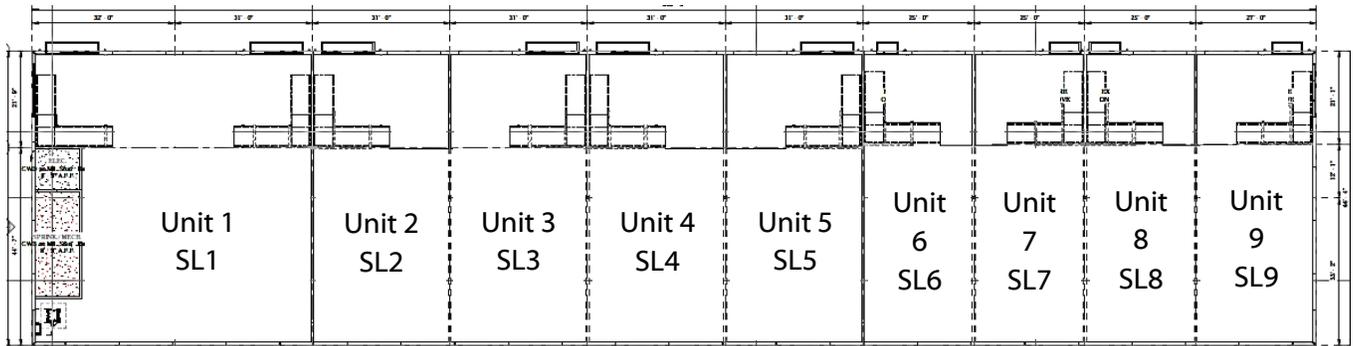


Rendering from North Entrance



GREAT VALUE ON UNITS FOR SALE:

Appaloosa Road



Act fast! Temporary discounted pricing below is for first four units sold!

Unit	Legal	Main Floor (ft. ²)	Mezzanine (ft. ²) [1]	Total Size (ft. ²)	Price	Price / ft. ²	Parking Stalls	Overhead Doors
#1 - 3169	SL1	3812	1370	5182	\$1,813,780	\$350	8	2
#2 - 3169	SL2	2056	674	2731	\$955,701	\$350	4	1
#3 - 3169	SL3	2056	674	2731	\$955,701	\$350	5	1
#4 - 3169	SL4	2056	674	2731	\$955,701	\$350	4	1
#5 - 3169	SL5	2056	674	2731	\$955,701	\$350	5	1
#6 - 3169	SL6	1658	544	2202	\$770,726	\$350	3	1
#7 - 3169	SL7	1658	544	2202	\$770,726	\$350	3	1
#8 - 3169	SL8	1658	544	2202	\$770,726	\$350	4	1
#9 - 3169	SL9	1791	587	2378	\$832,384	\$350	4	1
#5-7 - 3169	SL5-SL7	5373	1762	7135	\$2,497,153	\$350	11	3
#2-5 - 3169	SL2-SL5	8225	2697	10922	\$3,822,802	\$350	18	4
#3-9 - 3169	SL3-SL9	12935	4241	17176	\$6,011,665	\$350	28	7
#1-9 - 3169	SL1-SL9	18803	6286	25089	\$8,781,145	\$350	40	10

As of 8/8/25

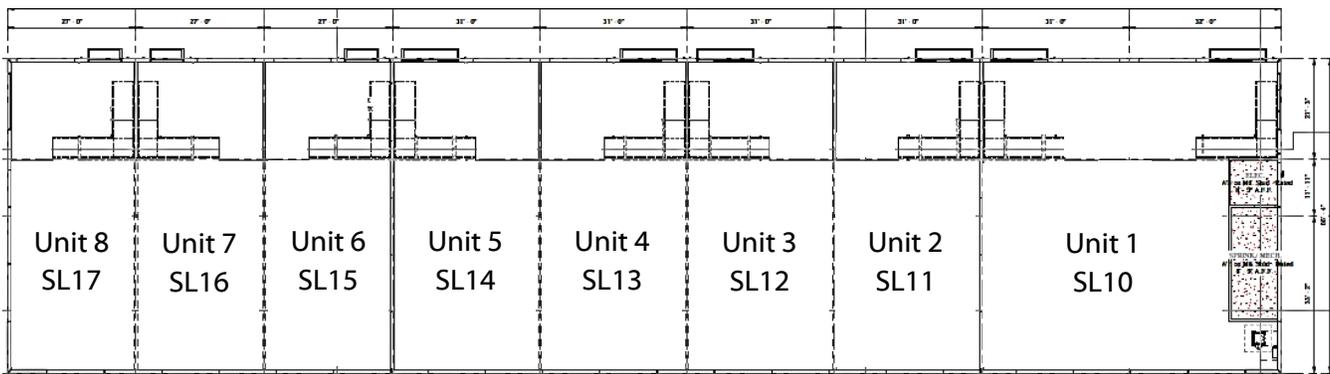
Available	Pending	Sold
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Iron Gate Industrial Strata units include demising drywall, R-30 roofing insulation, a forced-air space heater, a 3-phase 100 amp power panel, 12'x14' insulated bay door(s), base building EFSR sprinkler grid offering 25' of storage height, one handicap washroom, 6" concrete slab floor on grade, and 3" concrete topping on steel mezzanines rated to 100 Pounds per sq. ft.

1 | Pricing includes a storage mezzanine and staircase.

GREAT VALUE ON UNITS FOR LEASE:

Appaloosa Road



Unit	Legal	Main Floor (ft. ²)	Mezzanine (ft. ²) [1]	Total Size (ft. ²)	Base Rent [2]	All in Monthly [3]	Parking Stalls	Overhead Doors
#1 - 3179	SL10	3812	1339	5151	\$15.25	\$9,039	8	2
#2 - 3179	SL11	2056	659	2715	\$15.00	\$4,708	5	1
#3 - 3179	SL12	2056	659	2715	\$15.00	\$4,708	5	1
#4 - 3179	SL13	2056	659	2715	\$15.00	\$4,708	5	1
#5 - 3179	SL14	2056	659	2715	\$15.00	\$4,708	5	1
#6 - 3179	SL15	1791	574	2365	\$15.25	\$4,150	3	1
#7 - 3179	SL16	1791	574	2365	\$15.25	\$4,150	4	1
#8 - 3179	SL17	1791	574	2365	\$15.50	\$4,199	3	1
#6-8 - 3179	SL15-SL17	5373	1721	7094	\$15.25	\$12,450	10	3
#2-5 - 3179	SL11-SL14	8225	2635	10860	\$15.00	\$18,833	20	4
#1-5 - 3179	SL10-SL14	12037	3974	16011	\$15.00	\$27,766	28	6
#1-8 - 3179	SL10-SL17	17410	5695	23105	\$15.00	\$40,068	38	9

As of 8/4/25

Available	Pending	Leased
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Iron Gate Industrial Strata units include demising drywall, R-30 roofing insulation, a forced-air space heater, a 3-phase 100 amp power panel, 12'x14' insulated bay door(s), base building EFSR sprinkler grid offering 25' of storage height, one handicap washroom, 6" concrete slab floor on grade, and 3" concrete topping on steel mezzanines rated to 100 Pounds per sq. ft.

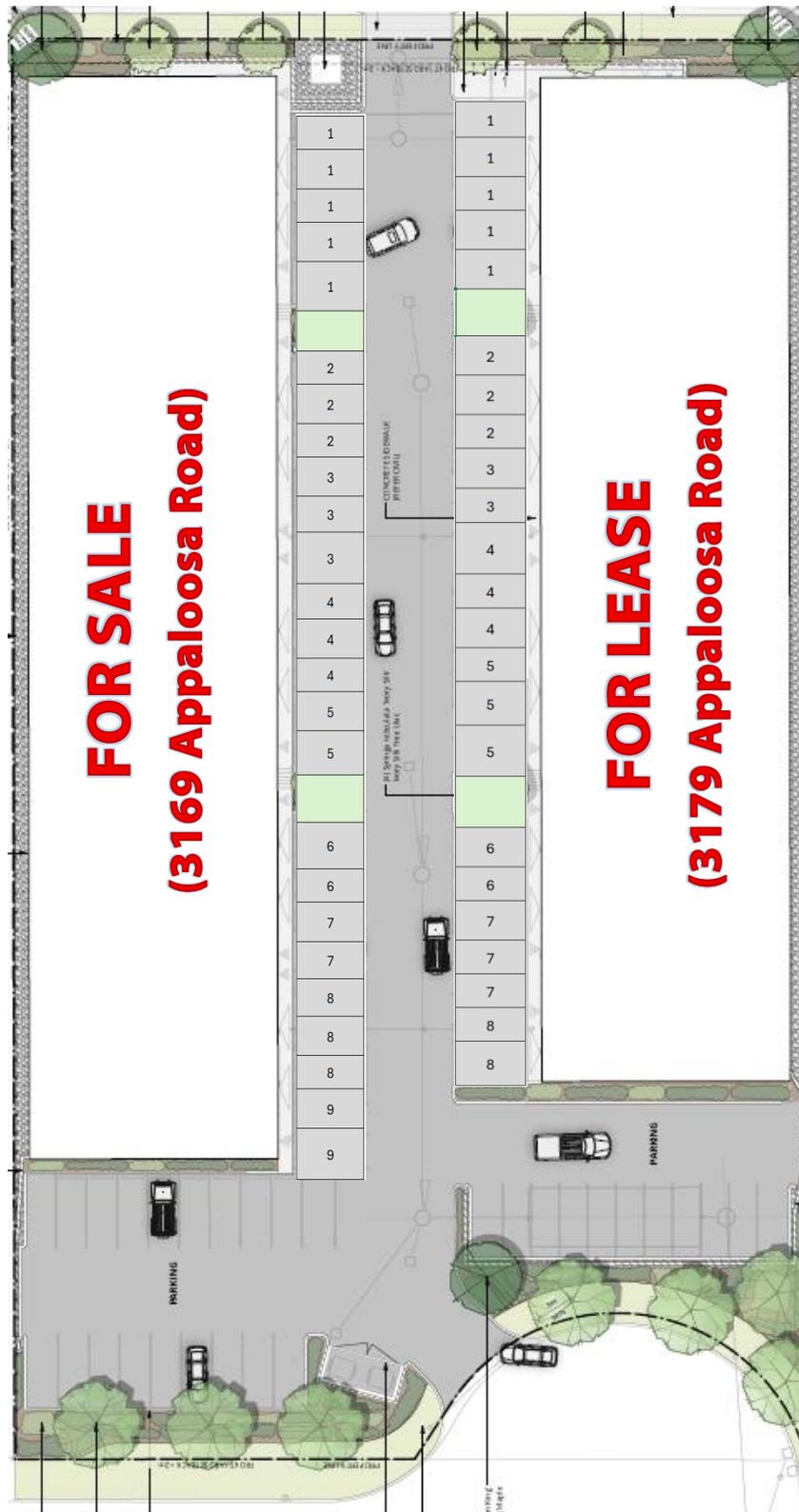
1 | Pricing includes a storage mezzanine and staircase.

2 | "Base Rent" increases 3% per year to cover inflation.

3 | "All in Monthly" includes Base Rent and \$5.81/ft.²/yr est. triple net and excludes GST and utilities.

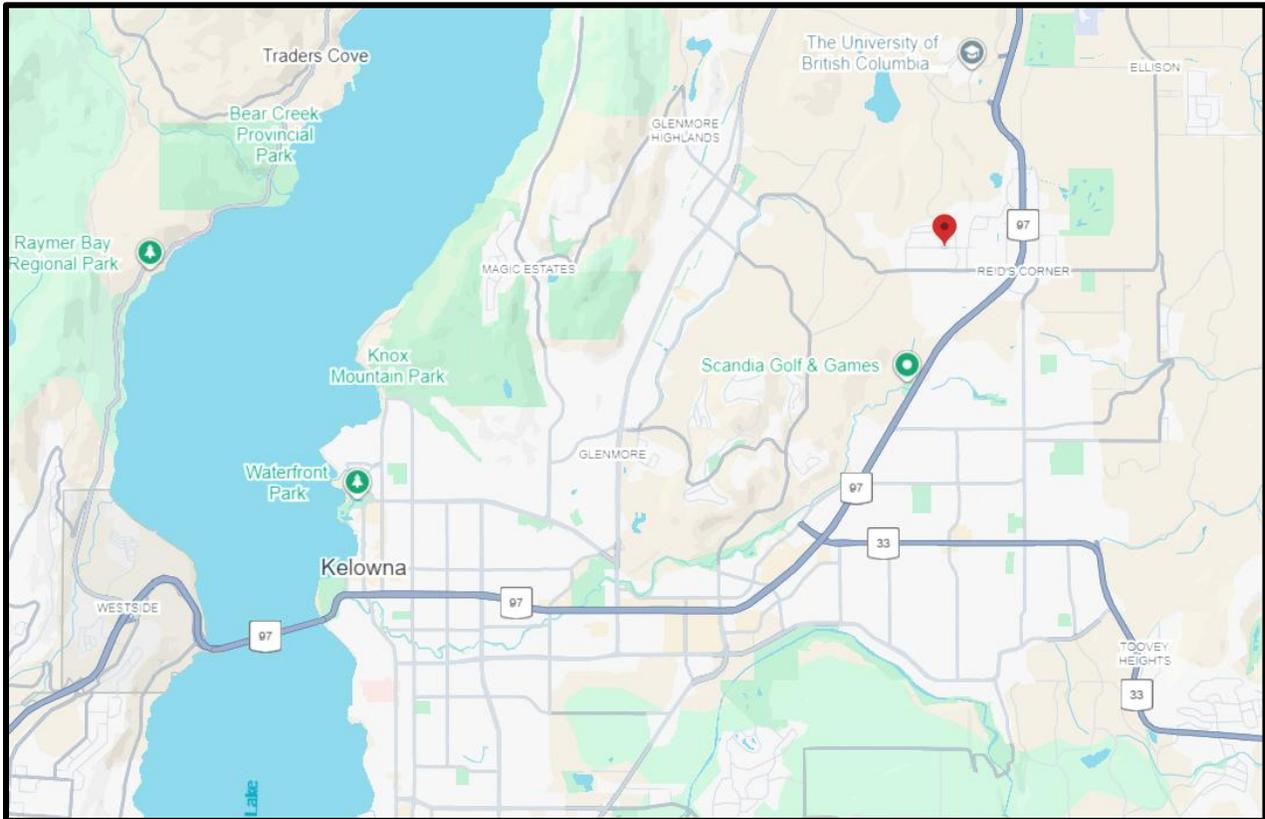
SITE PLAN: (Parking plan subject to change)

Appaloosa Road



Palamino Road

LOCATION AND ADDITIONAL DETAILS



Additional Information

The following documents are available by clicking on their corresponding links:

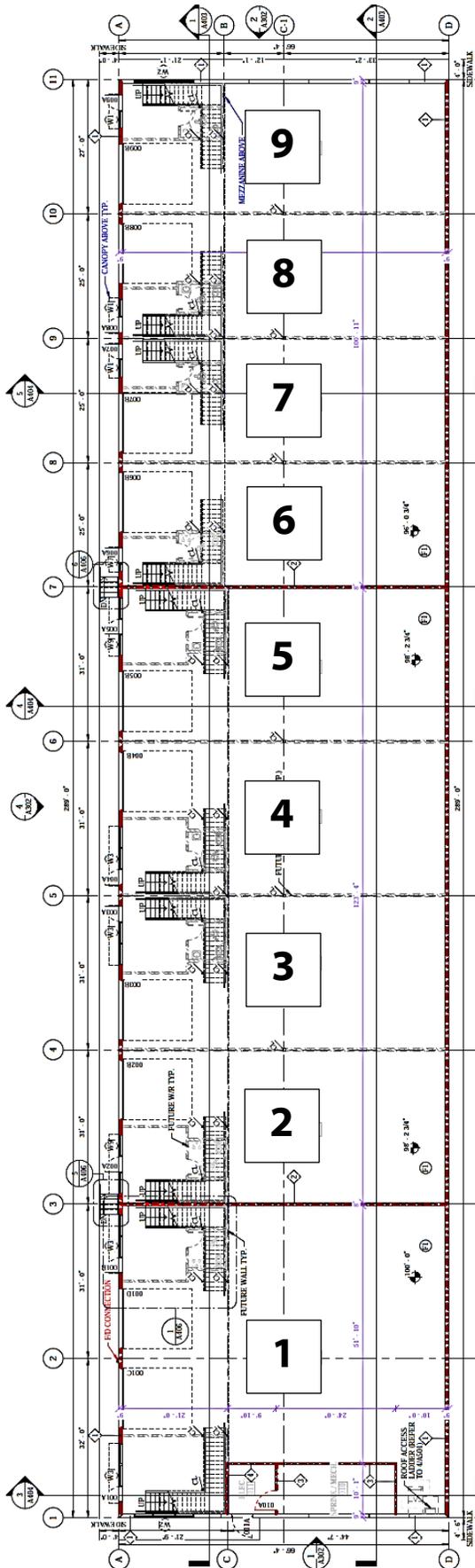
Strata Budget: [Click Here](#)

Triple Net Budget: [Click Here](#)

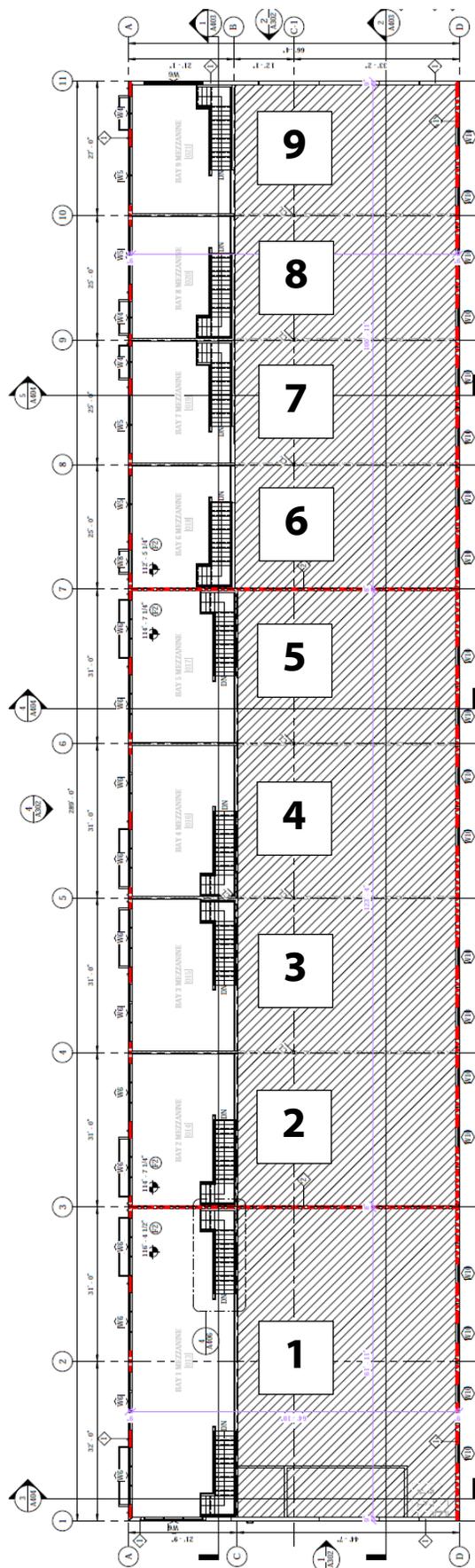
High Resolution Building Plans: [Click Here](#)

BUILDING PLANS WITH DIMENSIONS:

For Sale: 3169 Appaloosa Road (Units 1-9)



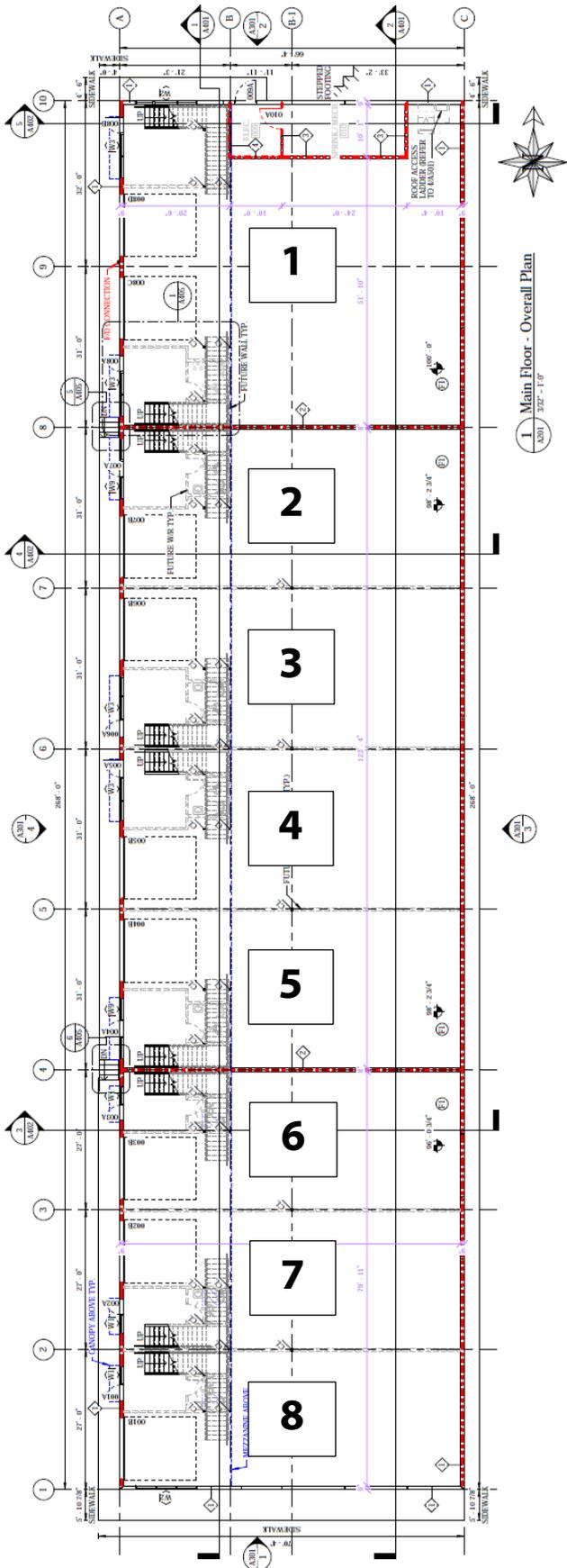
1 Main Floor - Overall Plan
300' x 11' 0"



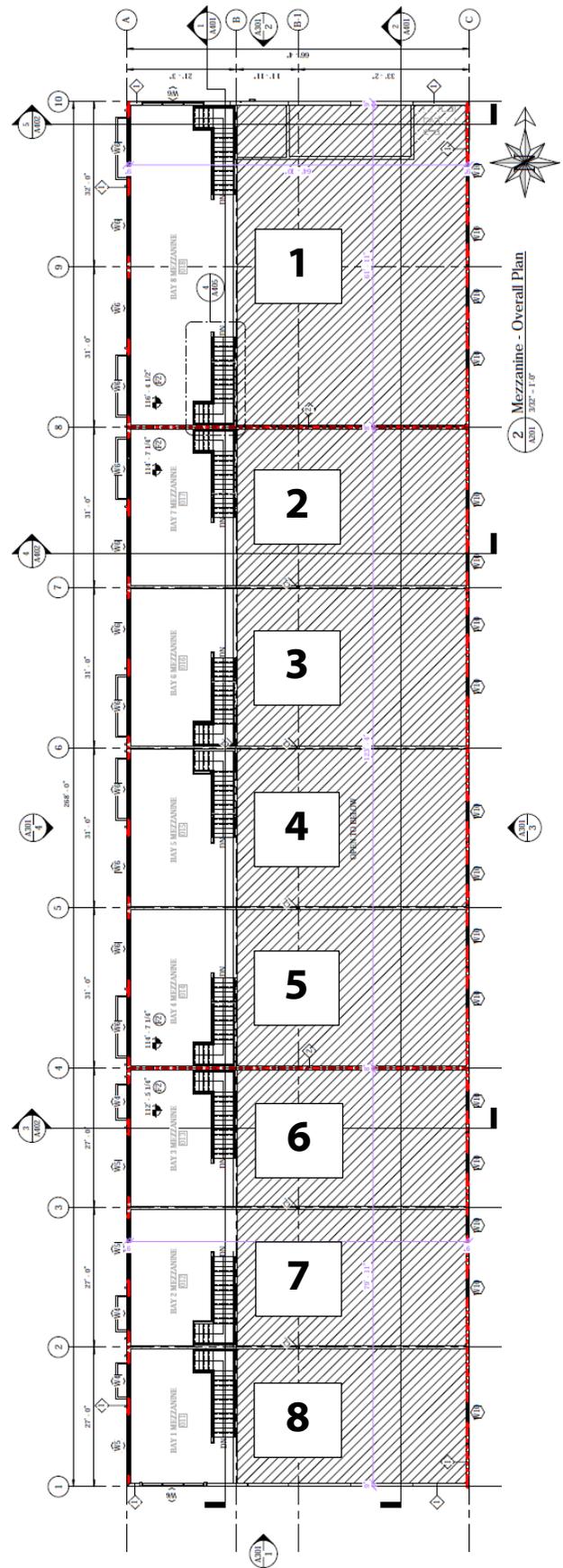
2 Mezzanine - Overall Plan
300' x 11' 0"

BUILDING PLANS WITH DIMENSIONS

For Lease: 3179 Appaloosa Road (Units 1-8)



1 Main Floor - Overall Plan
NOI / 302-11'0"



2 Mezzanine - Overall Plan
NOI / 302-11'0"

12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I*											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
1 Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2 Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3 Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}
4 Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5 Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6 Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-
7 Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8 Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9 Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10 Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11 Boat Storage	-	-	-	S ^{.11}	-	-	-	-	-	P	P	-
12 Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13 Cannabis Production Facilities	-	Cannabis uses are prohibited by Strata Bylaws								P	P	P
14 Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15 Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16 Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17 Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18 Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19 Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20 Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21 Docks	-	-	-	-	-	-	-	-	-	-	-	-

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I*											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
22 Drive Throughs	-	P ^{.14}	-	-	-							
23 Education Services	-	P	P	P	P	P	P	P	P	-	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-
27 Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-
28 Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-
29 Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	-	P ^{.12}	-					
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	-
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-	-
34 Home-Based Business, Major	-	-	S ^{.10}	-	-	-						
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-
38 Liquor Primary Establishment	P ^{.4,5}	P ^{.4}	P ^{.5}	P ^{.5}	-							
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-
44 Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-

12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

	Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use)										
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46	Parks	-	-	S	S	S	S	S	S	S	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57	Retail	P	P	P	P	P	P	P	P	P	-	-
58	Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹
59	Secondary Suite	-	-	-	-	S ¹⁵	-	-				
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62	Stacked Townhouses	-	-	P	P	P ¹¹	-	-				
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64	Townhouses	-	-	P	P	P ¹¹	-	-				
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-