

MODERN INDUSTRIAL FOR SALE AND LEASE:

3169 & 3179 Appaloosa Road, Kelowna, BC

Just west of Highway 97N near Reids Corner



Approximate Rendering

IRON GATE INDUSTRIAL STRATA

Construction underway! Ready for occupancy during the spring of 2026! **Dock loading on site!** 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 gates. Flexible space options range from 2,202 to 25,089 ft.², providing space 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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Peter Bouchard, B.Comm.
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IRON GATE INDUSTRIAL STRATA

Rendering from South East Perspective

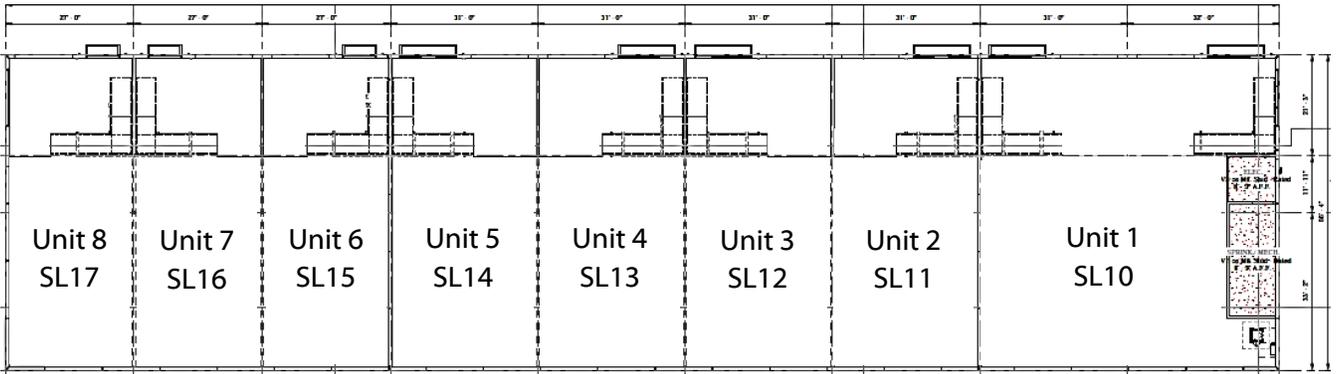


Rendering from North Entrance



GREAT VALUE ON UNITS IN 3179 APPALOOSA:

WALLS, ROOF AND FLOORS DONE!



Appaloosa Road

UNITS AVAILABLE FOR SALE AND LEASE!

Unit	Legal	Main Floor (ft. ²)	Mezzanine (ft. ²) [1]	Total Size (ft. ²)	Price	Price / ft. ²	Base Rent [2]	All In Monthly [3]	Parking Stalls	Overhead Doors
1	SL10	3812	1339	5151	\$1,802,850	\$350	\$15.25	\$9,040	8	2
2	SL11	2056	659	2715	\$950,250	\$350	\$15.00	\$4,708	4	1
3	SL12	2056	659	2715	\$950,250	\$350	\$15.00	\$4,708	4	1
4	SL13	2056	659	2715	\$950,250	\$350	\$15.00	\$4,708	4	1
5	SL14	2056	659	2715	\$950,250	\$350	\$15.00	\$4,708	4	1
6	SL15	1791	574	2365	\$827,750	\$350	\$15.25	\$4,151	4	1
7	SL16	1791	574	2365	\$827,750	\$350	\$15.25	\$4,151	4	1
8	SL17	1791	574	2365	\$827,750	\$350	\$15.50	\$4,200	4	1
6-8	SL15-17	5373	1722	7095	\$2,483,250	\$350	\$15.50	\$12,599	12	3
3-5	SL12-14	6168	1977	8145	\$2,850,750	\$350	\$15.00	\$14,125	12	3

As of 02/09/26

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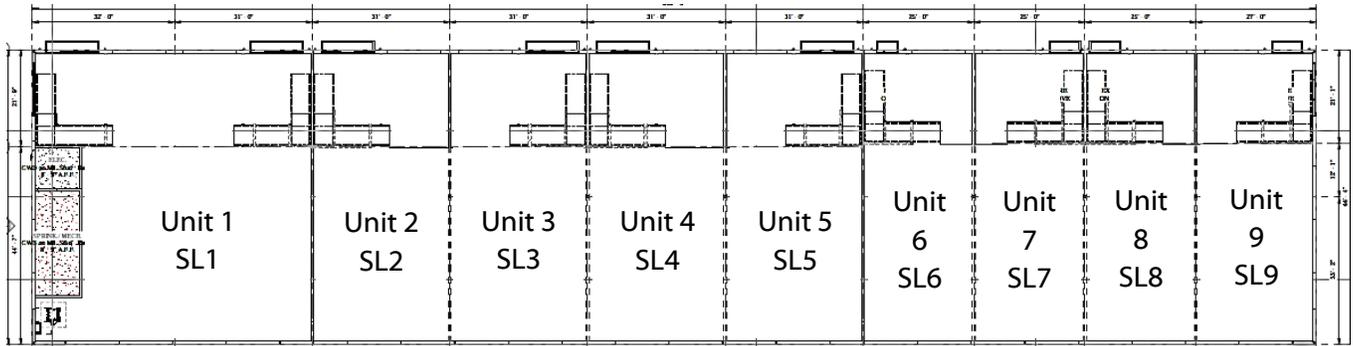
Iron Gate Industrial Strata units include demising drywall, R-30 roofing insulation, a forced-air space heater, a 3-phase 100 amp power panel, 12'x14' insulated bay door(s), base building EFSR sprinkler grid offering 25' of storage height, one handicap washroom, 6" concrete slab floor on grade, and 3"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

GREAT VALUE ON UNITS IN 3169 APPALOOSA:

WALLS INSTALLED EST. FEB/MARCH!

Appaloosa Road



UNITS AVAILABLE FOR SALE AND LEASE!

Unit	Legal	Main Floor (ft. ²)	Mezzanine (ft. ²) [1]	Total Size (ft. ²)	Price	Price / ft. ²	Base Rent [2]	All In Monthly [3]	Parking Stalls	Overhead Doors
1	SL1	3812	1370	5182	\$1,813,700	\$350	\$15.25	\$9,094	8	2
2	SL2	2056	674	2730	\$955,500	\$350	\$15.00	\$4,734	4	1
3	SL3	2056	674	2730	\$955,500	\$350	\$15.00	\$4,734	4	1
4	SL4	2056	674	2730	\$955,500	\$350	\$15.00	\$4,734	4	1
5	SL5	2056	674	2730	\$955,500	\$350	\$15.00	\$4,734	4	1
6	SL6	1658	544	2202	\$770,700	\$350	\$15.25	\$3,864	3	1
7	SL7	1658	544	2202	\$770,700	\$350	\$15.25	\$3,864	3	1
8	SL8	1658	544	2202	\$770,700	\$350	\$15.25	\$3,864	3	1
9	SL9	1791	587	2378	\$832,300	\$350	\$15.50	\$4,223	3	1
2-4	SL2-4	6168	2022	7134	\$2,496,900	\$350	\$15.00	\$12,371	12	3
1-5	SL1-5	12036	4066	10920	\$3,822,000	\$350	\$15.00	\$18,937	24	6

As of
02/09/26

Available

Pending

Sold/Leased

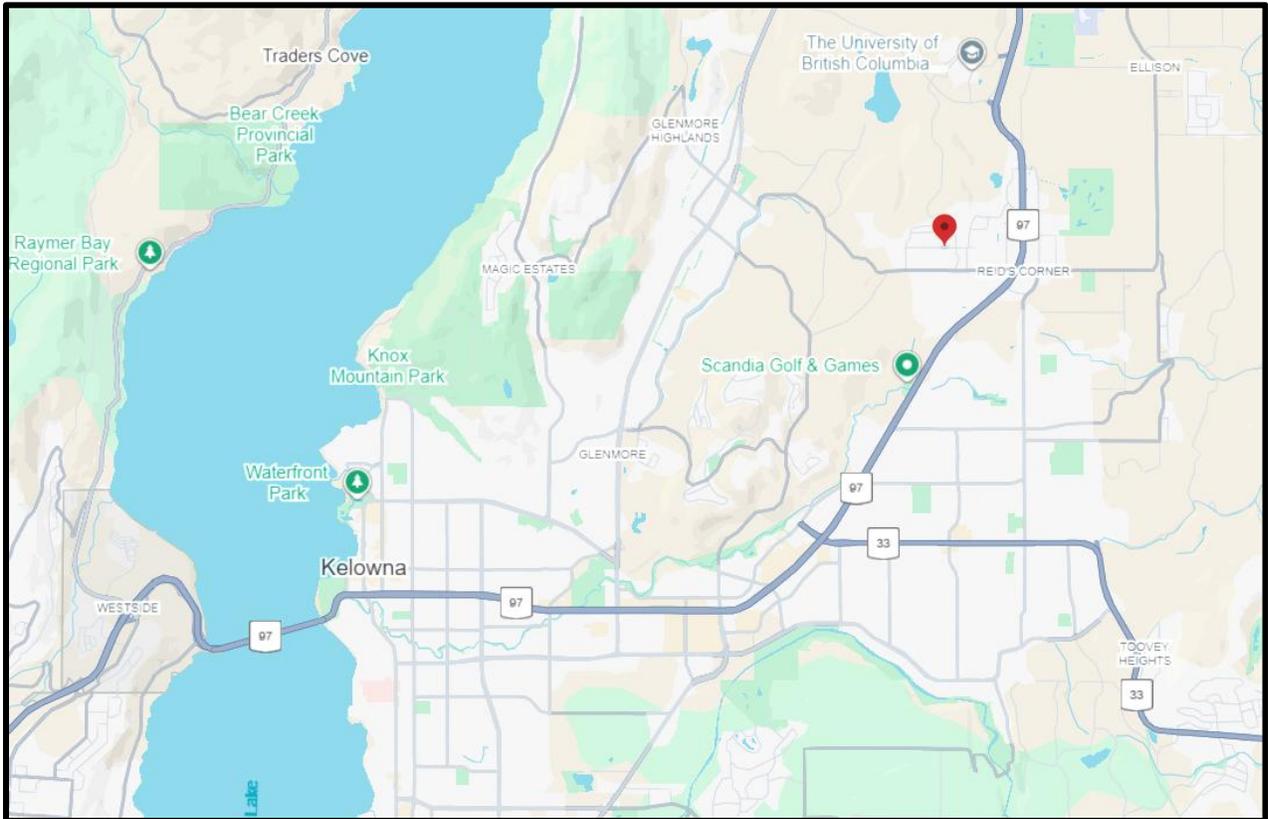
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1 | Pricing includes a storage mezzanine and staircase.

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.

LOCATION AND ADDITIONAL DETAILS



Additional Information

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

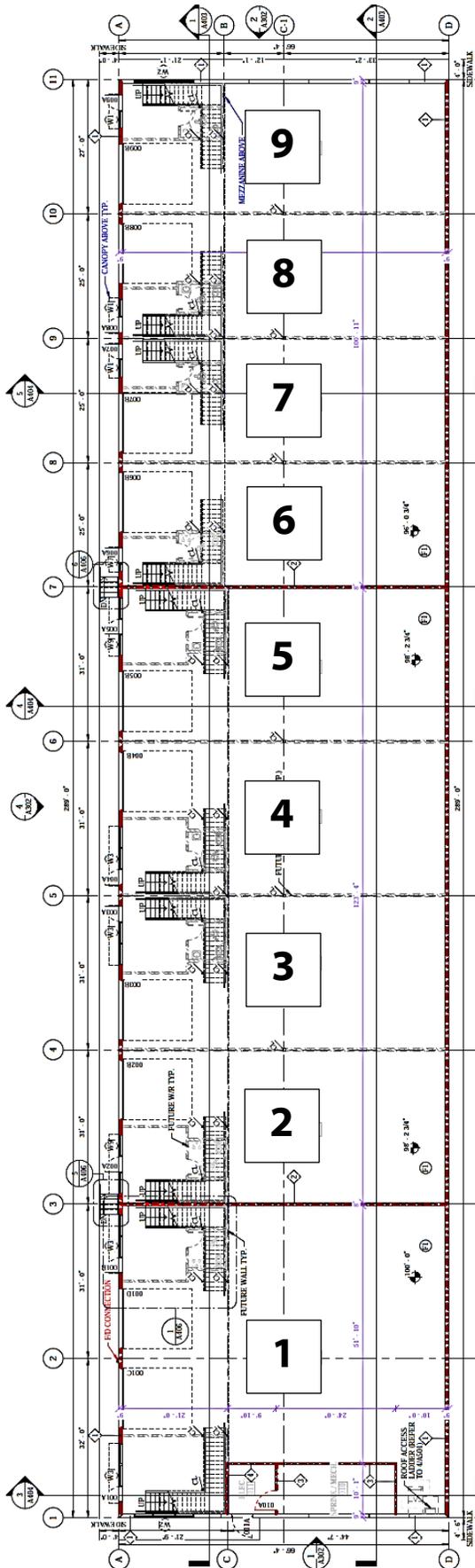
Strata Budget: [Click Here](#)

Triple Net Budget: [Click Here](#)

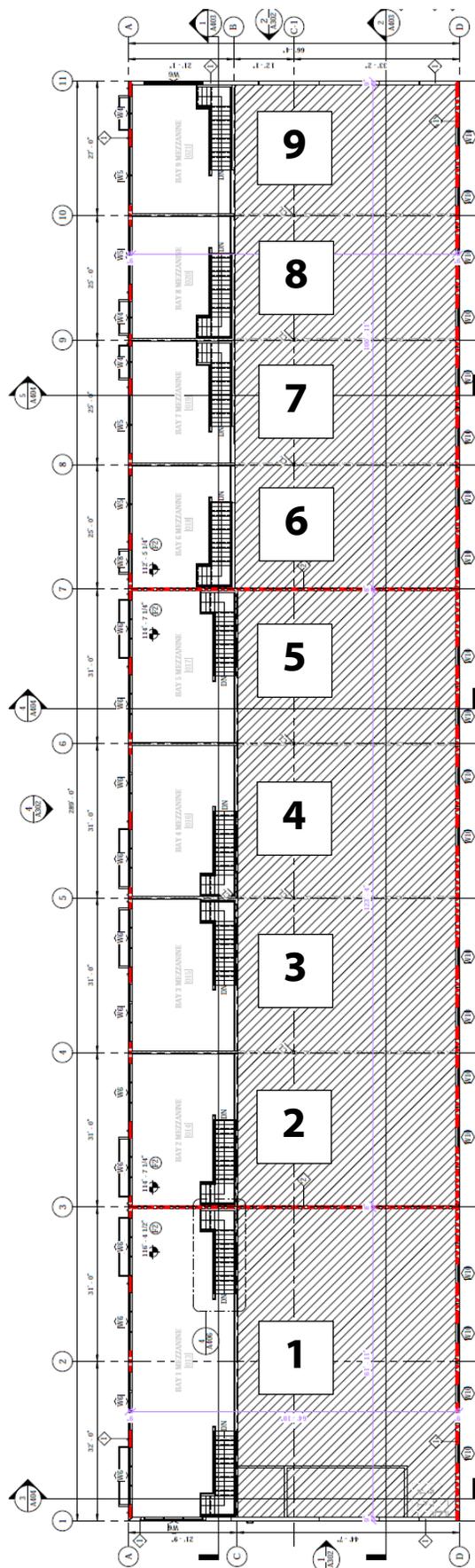
High Resolution Building Plans: [Click Here](#)

BUILDING PLANS WITH DIMENSIONS:

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



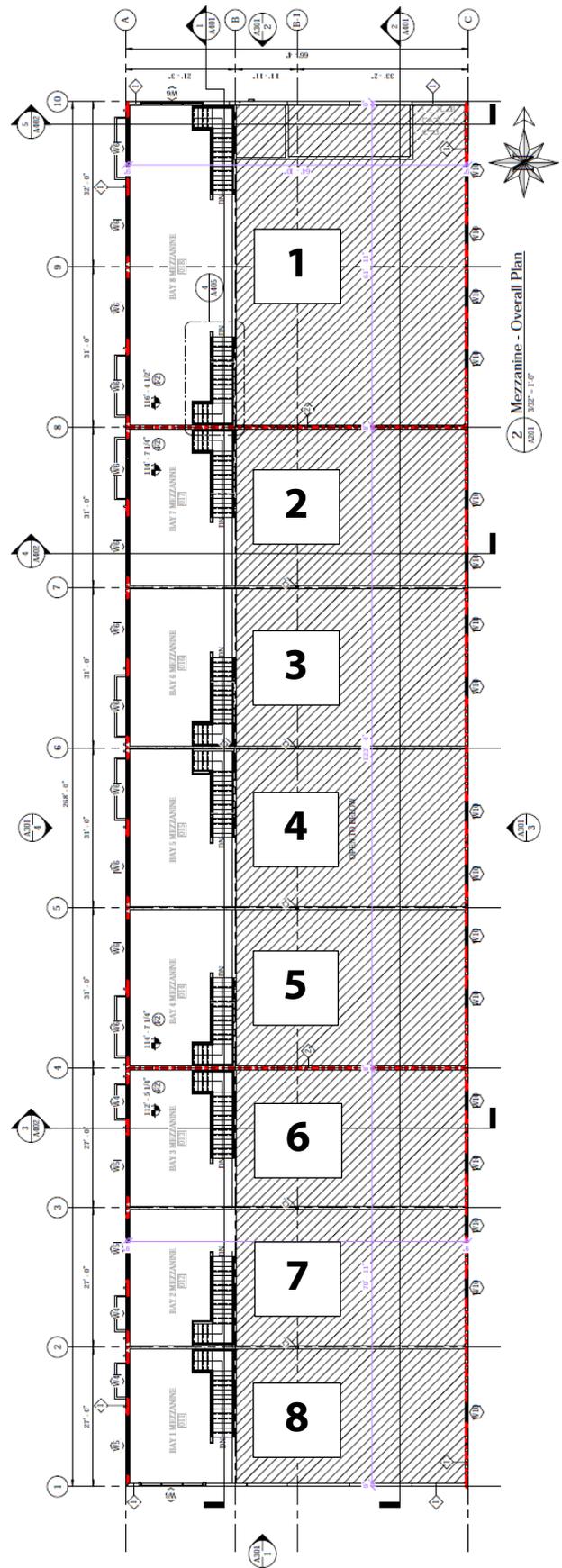
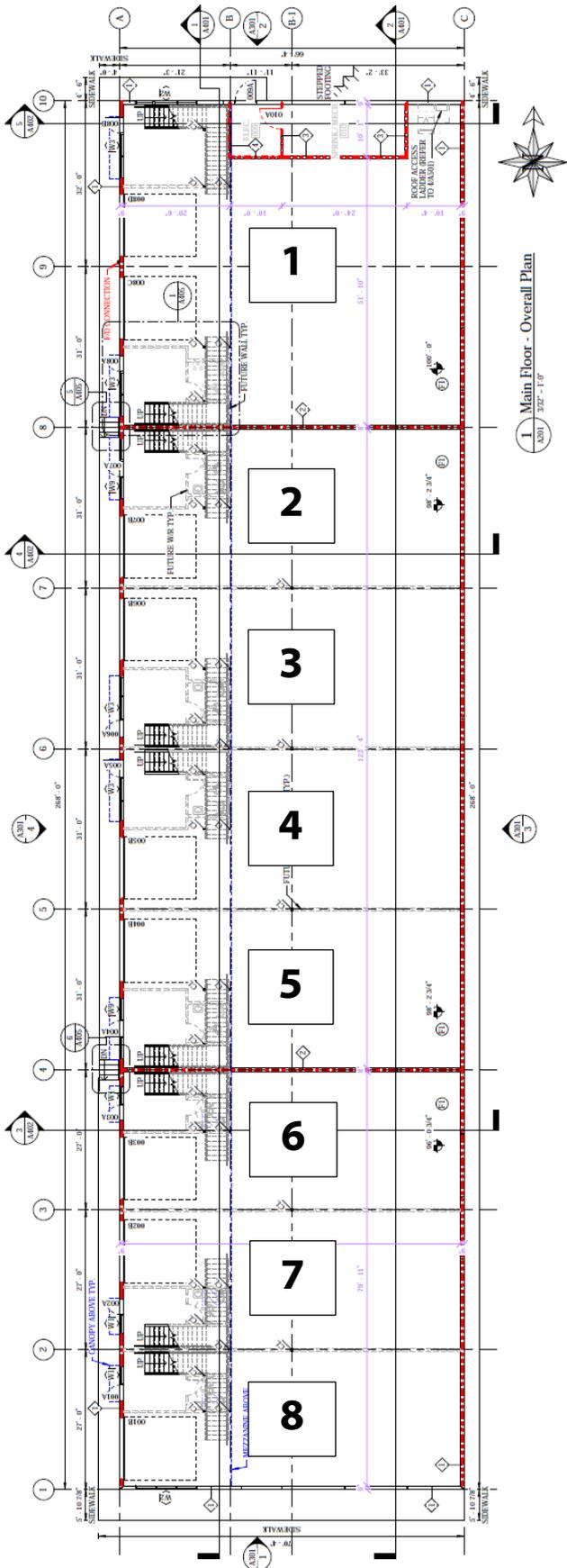
1 Main Floor - Overall Plan
232'-11"



2 Mezzanine - Overall Plan
232'-11"

BUILDING PLANS WITH DIMENSIONS

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



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	-	-	-	
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	S	-	-
47 Participant Recreation Services, Indoor	P	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	P	-	-
50 Professional Services	P	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	P
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	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	P	-	-
58 Retail Cannabis Sales	P ⁹	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	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P ¹¹	-	-					
63 Temporary Shelter Services	-	P	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	-	-	-	-	-	-	-	-	-	-	-	-