

WAREHOUSE FOR LEASE

6 - 3304 Appaloosa Road, Kelowna, BC

- 1519 sf strata warehouse (with 18+' shop ceiling) all on main floor
- Includes washroom and 15' x 17' office otherwise open layout
- 200amp 3PH power | 12' x 14' bay door
- 3 parking stalls and one loading stall
- Zoned I1 for a variety of uses including most warehouse uses (see last pages)
- Available October 1st, 2025!

Main Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Excluded (ft. ²)
1519	\$17.00	\$6.50	\$2974	Utilities and GST

* Base rent increases 3% per year to cover inflation

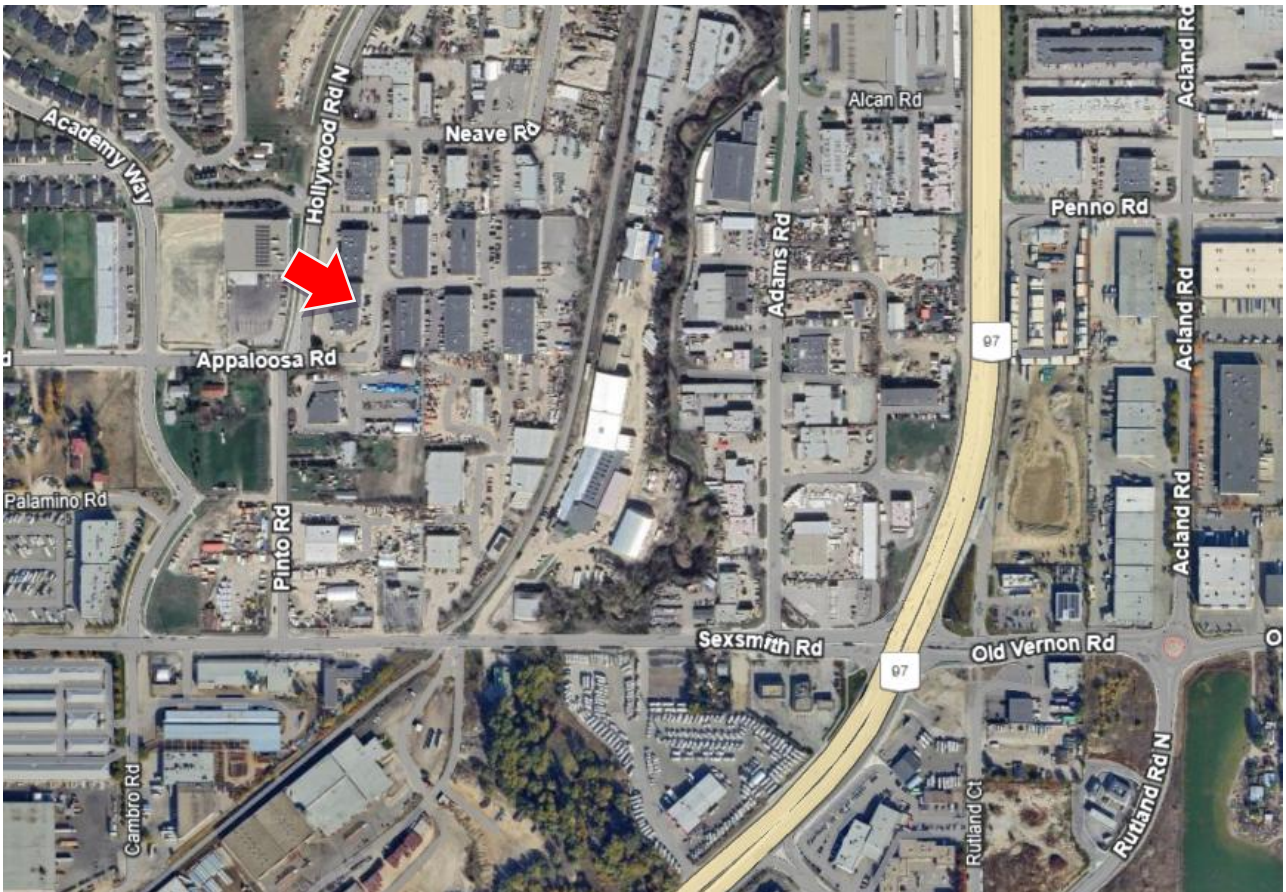


Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
Owner | Managing Broker | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

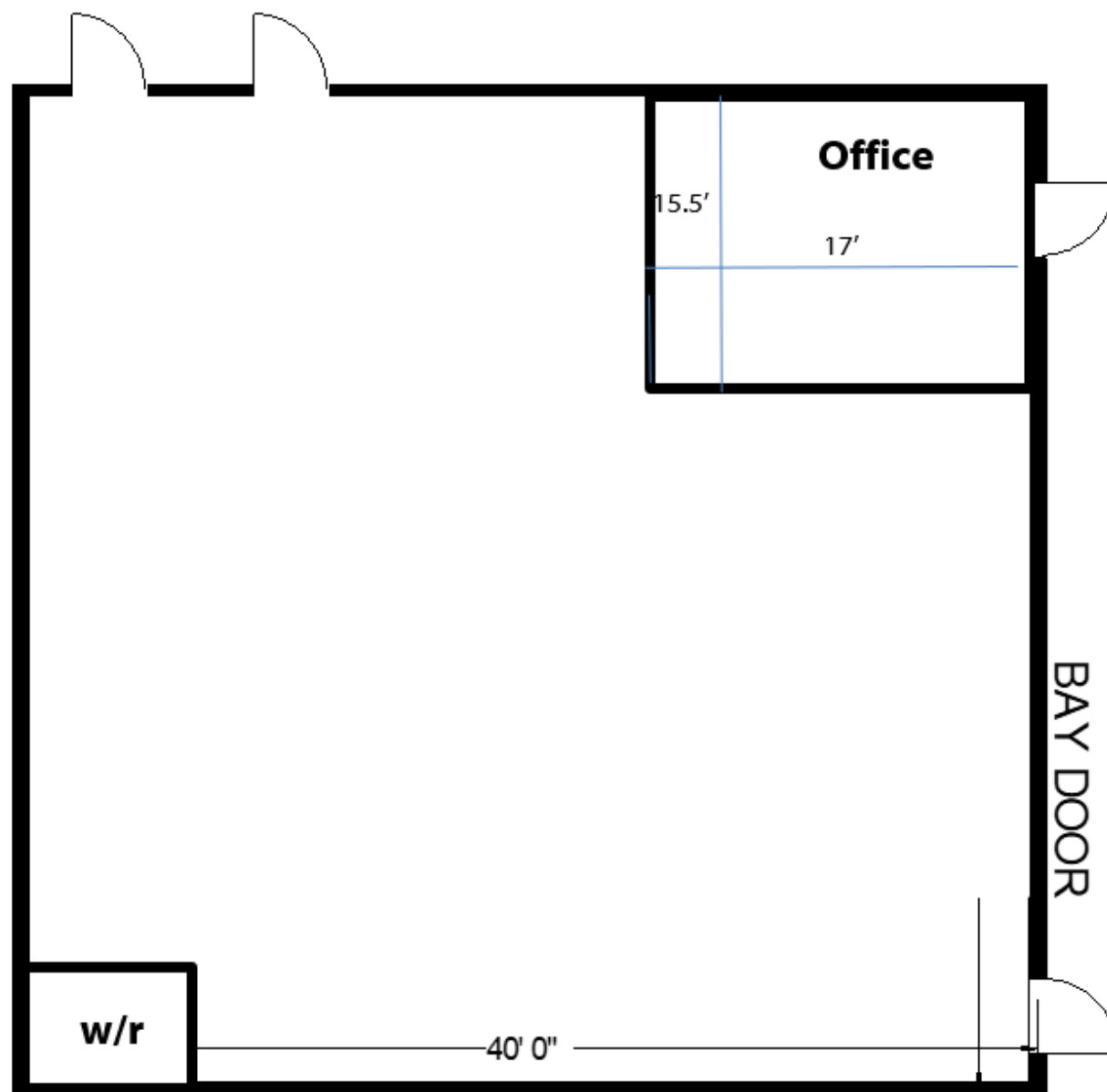
www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

Two minutes off Highway 97

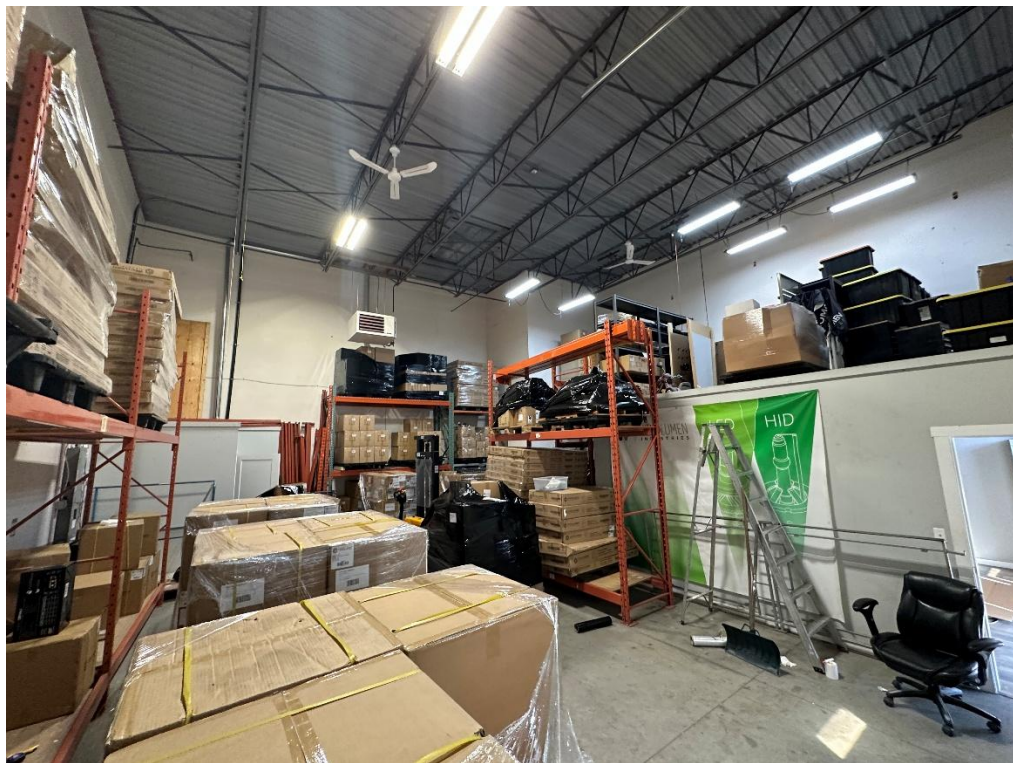


Approximate Floorplans (Measurements not guaranteed)

please verify any important measurements independently



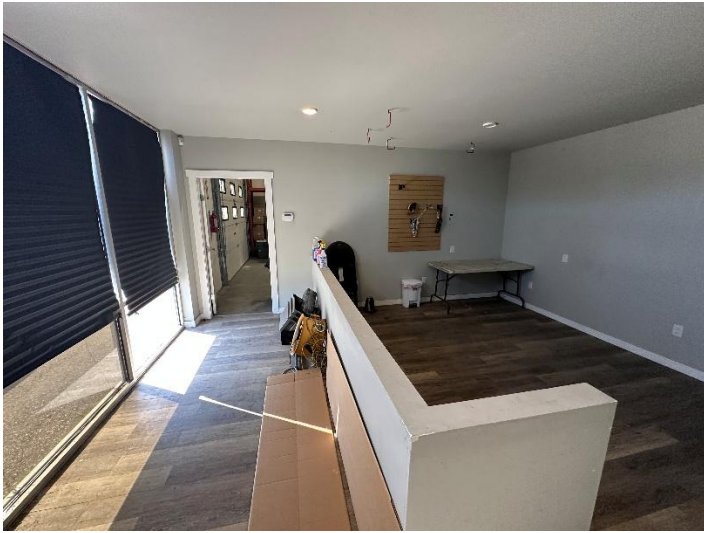
Warehouse



Warehouse: Continued



Main Entranceway and Office Area



Parking/Loading Area



I1 Zoning Uses Per Bylaw 12375 (Subject to Change)

Uses		Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘I’ Intensive Use)											
		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 ^{.13}	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	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* Intensive Use)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	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}	P ^{.12}	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}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	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 ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	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	-	-	

Uses		Zones											
		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}	S ^{.15}	S ^{.15}	S ^{.15}	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}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	
64	Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	