

NEW INDUSTRIAL SPACE FOR LEASE

7 & 8 - 3179 Appaloosa Road, Kelowna

- Two industrial strata units available combined (open) or separately (fully demised)
 - Each unit: 1791sf of main floor area + 574 of Mezzanine area = 2365 sf total area
- Dock loading on site, 26-foot ceilings, large 12 x 14-foot bay doors, excellent natural lighting with windows on all exterior faces, and fully secured with fencing and gates.
- Zoned I2 for most industrial and service commercial uses
- 4 parking spaces per unit, plus additional offsite parking nearby
- Expected Completion in April/May of 2026

Unit	Size (ft. ²)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent* Per Month	Additional costs
8 (Corner!)	2365	\$15.50	\$5.81	\$4,200	GST and Utilities
7	2365	\$15.25	\$5.81	\$4,151	GST and Utilities
7 & 8	4730	\$15.00	\$5.81	\$8,203	GST and Utilities

* All In Rent to increase 3% annually to cover inflation



Approximate Rendering



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

Site / Parking Plan (Parking plan subject to change)

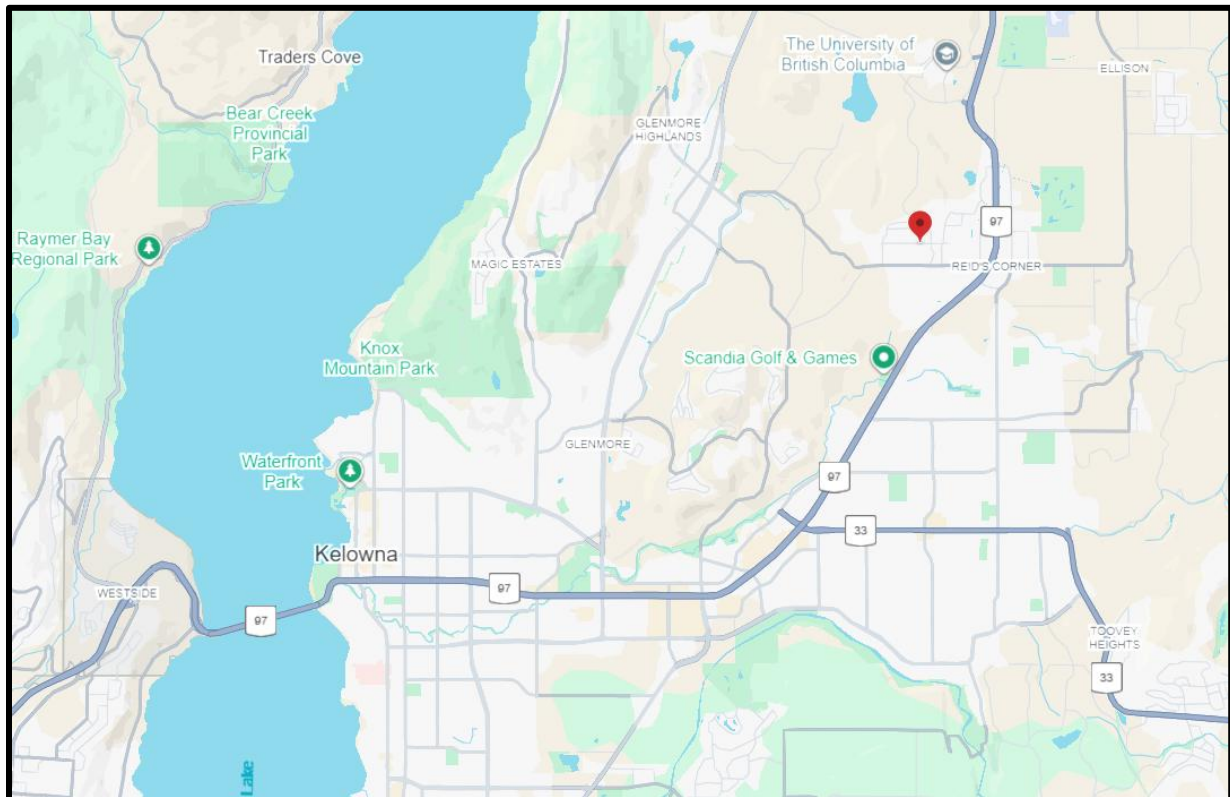
Appaloosa Road



Unit 7 & 8
3179 Appaloosa Rd.

Palomino Road

Location and Additional Details



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

Triple Net Budget: [Click Here](#)

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

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.



12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (*P* Principal Use, *S* Secondary Use, - Not Permitted)											
	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, - Not Permitted)											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
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	-	-	-

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	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	-	-	-	-	-	-	-	-	-	-	-