

SMALL WAREHOUSE FOR LEASE

1 – 2229 Bartley Road, West Kelowna

- 1376sf unit with a 100 amp 1ph panel, a 10' x 12' bay door, one handicapped washroom, radiant heating, and overhead lighting
- Bright natural lighting in warehouse from skylights!
- Potential to include outdoor covered dock-level storage in the front
- I1 Industrial zoning, (see last page) allows for multiple uses
- Available December 1st, 2025!

Unit	Main Floor (ft. ²)	2 nd Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month**	Parking Spaces
1	1000	376	\$14.00	\$4.06	\$2175	3

*Base rent increases 3% per year to cover inflation | **Plus GST and utilities



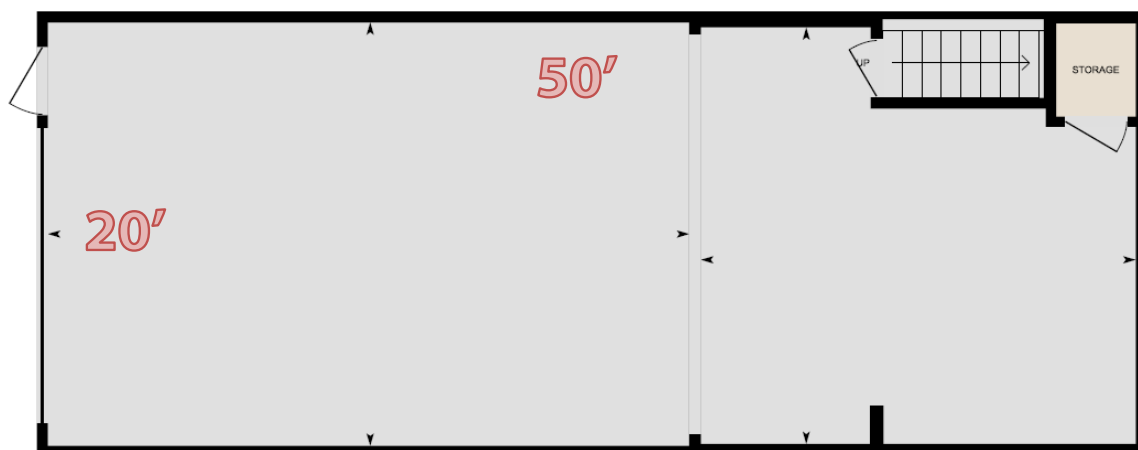
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Approximate Floorplan (Measurements not guaranteed)

Main Floor



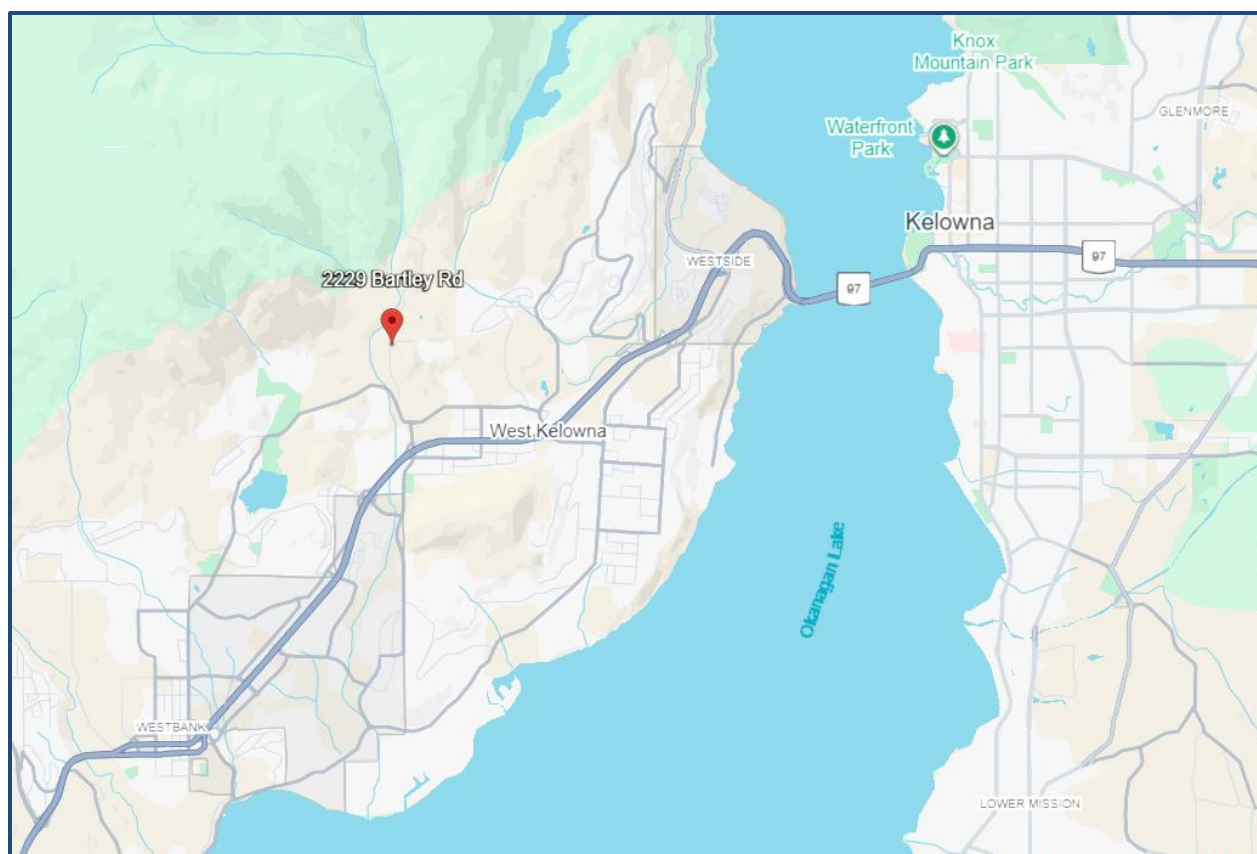
Second Floor



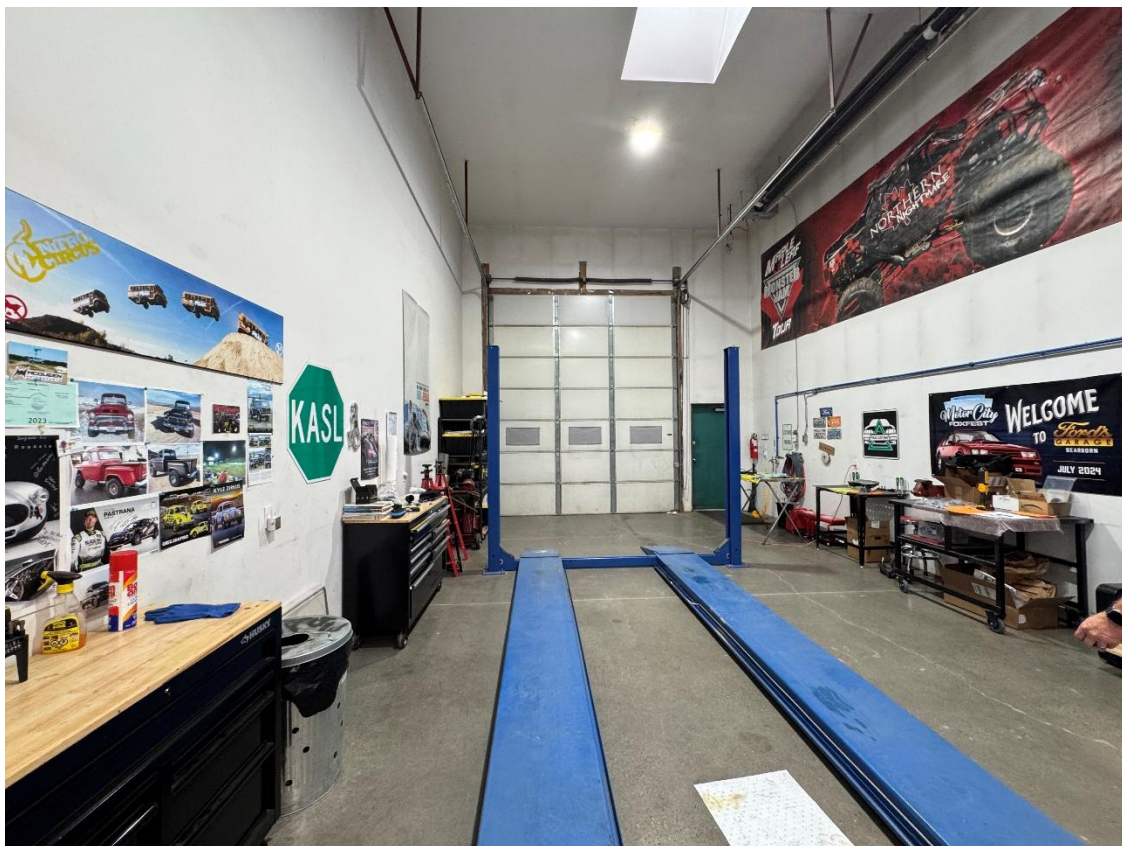
Aerial View of Unit & Building



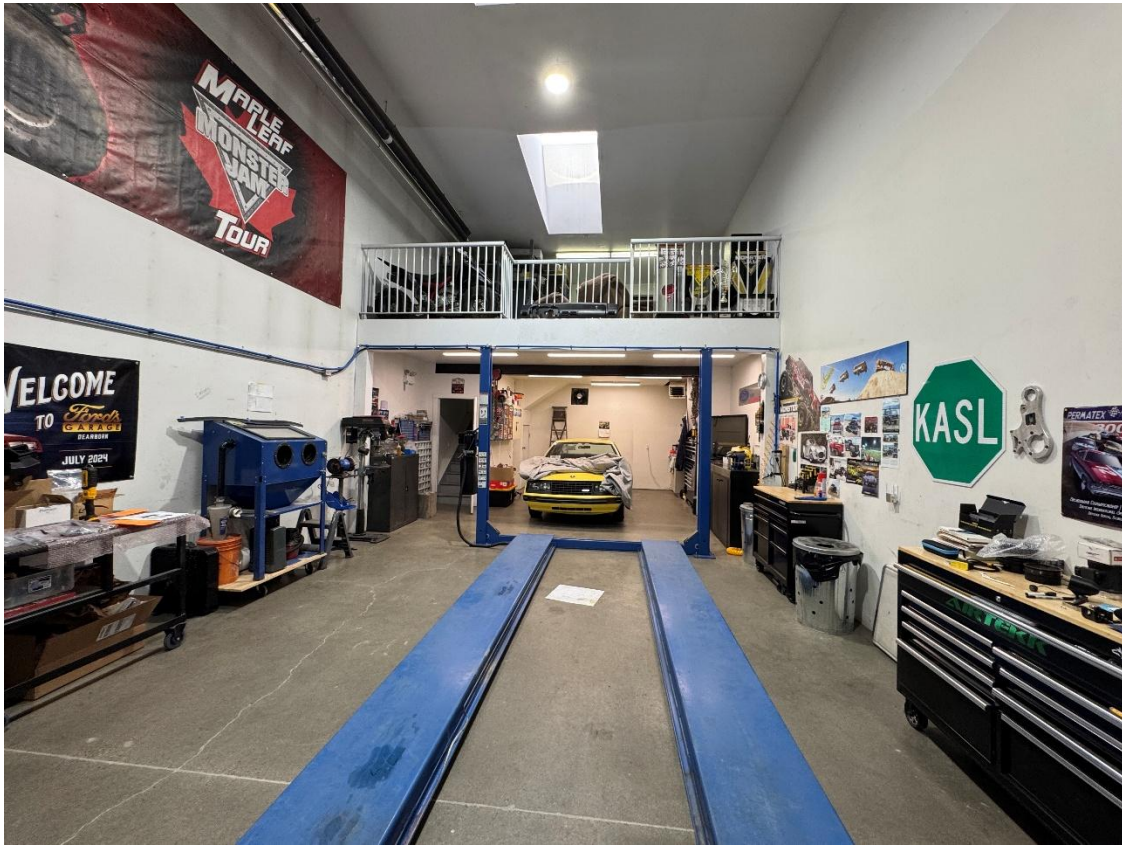
Location (Only a 3-minute drive from HWY 97)



Interior Photos (with 10' x 12' Bay Door)



Interior Photos: Continued



Potential Outdoor Covered Storage Area (available separately):



12.1. LIGHT INDUSTRIAL ZONE (I1)

.1 Purpose

To accommodate light industrial uses and associated uses.

.2 Principal Uses, Buildings and Structures

- | | |
|--|---------------------------------|
| (a) Auctioneering establishment | (l) Heliport facility |
| (b) Alcohol Production Facility | (m) High technology industry |
| (c) Bulk fuel depot | (n) Industry, general |
| (d) Cannabis production facility | (o) Kennels |
| (e) Commercial storage | (p) Office |
| (f) Contractor service | (q) Outdoor storage |
| (g) Fire, police or ambulance service | (r) Recreation services, indoor |
| (h) Food bank | (s) Restaurant |
| (i) Freight or distribution outlet | (t) Retail, service commercial |
| (j) Greenhouse or plant nursery | (u) Utility service |
| (k) Heavy equipment sales, rental and repair | (v) Veterinary clinic |
| | (w) Warehouse |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor

COMMERCIAL STORAGE means premises providing indoor or outdoor space available for rent for the purpose of storing non-hazardous goods.

CONTRACTOR SERVICES means premises used for the provision of **contractor services** which typically includes road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

HIGH TECHNOLOGY INDUSTRY means **high technology business** with the inclusion of manufacturing, assembly, or processing of high technology products such as telecommunications, pharmaceuticals, computers or electronics or similar uses that require advanced technology.

INDUSTRY, GENERAL means the storage, processing or manufacturing of previously processed or finished materials or products, including the processing, refinishing, fabrication, assembly, packaging, and wholesale distribution and incidental sales of such products. General industry uses do not include slaughterhouses, rendering plants, foundries, electroplating, and chemical plants and other similar uses.

RETAIL, SERVICE COMMERCIAL means general retail except that exterior sales including vehicle sales and storage areas are not limited and wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment is permitted.

WAREHOUSE means premises for the storage and distribution of large quantities of goods and typically includes wholesale sales and accessory office uses.