

WAREHOUSE FOR LEASE:

2D – 150 Campion Street, Kelowna

Just off Sexsmith Road near Highway 97N



EXCELLENT VALUE FEATURING:

- 3852sf of affordable warehouse space
- Great loading via 2 overhead doors at grade (12'h and 14' h)
- 20' ceilings
- Suspended unit heaters
- Open layout with only 2 posts
- Ample power
- Zoned I2 General Industrial (see below)
- Some onsite parking – not suitable for heavy parking users
- Available August 1, 2018



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COSTING:

* Base Rent to increase 3% annually to cover inflation

Main Floor (approx)	Base Rent* (per SF per yr)	Triple Net (per SF per yr)	Total Rent * (per month)	Additional
3852sf	\$8.50	\$4.00	\$4012	GST and Utilities

LOCATION



CITY OF KELOWNA ZONING: I2 – General Industrial

15.2.1 Purpose

The purpose is to provide for general industrial uses.

15.2.2 Principal Uses

The principal uses in this zone are:

BL9348 added animal clinics, major and renumbered subsequent paragraphs

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) bulk fuel depots
- (f) commercial storage
- (g) contractor services, general
- (h) contractor services, limited
- (i) convenience vehicle rentals
- (j) custom indoor manufacturing

BL8960 deleted eating & drinking establishments, minor

BL8800 added a new paragraph (k) and renumbered the subsequent paragraphs

- (k) emergency and protective services
- (l) equipment rentals
- (m) fleet services

BL8960 added the following food primary use:

(n) food primary establishment

(o) gas bars

(p) **general industrial uses**

(q) household repair services

BL8960 added the following liquor primary use:

(r) liquor primary establishment, minor

(s) outdoor storage

(t) participant recreation services, indoor

BL9120 added private clubs and renumbered the subsequent paragraphs:

- (u) private clubs
- (v) rapid drive-through vehicle services
- (w) recycling depots
- (x) recycled materials drop-off centres
- (y) service stations, minor
- (z) service stations, major
- (aa) truck and mobile home sales/rentals
- (bb) utility services, minor impact
- (cc) vehicle and equipment services, industrial
- (dd) warehouse sales

15.2.3 Secondary Uses

The secondary uses in this zone are:

- (a) residential security/operator unit
- (b) care centres, major