

WAREHOUSE FOR LEASE:

2D – 150 Campion Street, Kelowna

- 3852sf warehouse space just off Sexsmith Road near Highway 97N
- Great loading via 2 overhead doors at grade (12'h and 14' h)
- Approximately 20' ceilings |Suspended unit heaters
- Open layout with only 2 posts | Ample power
- Zoned I2 General Industrial (see below)
- Available August 1, 2018
- Some onsite parking – not suitable for heavy parking users



Unit	Main Floor (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2D-150	3,852	\$8.50	\$4.00	\$4,012	Utilities & GST

* Base Rent to increase 3% annually to cover inflation



Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com
Fax: 888.861.5006

LOCATION



CITY OF KELOWNA ZONING: 12 - 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