

INDUSTRIAL FOR LEASE:

3 - 635 Dease Road | Kelowna

On Dease Road just North of Leathead Road

- #3: 2352sf rentable with 534 sf 2nd floor finished offices and 1875 sf (60' x 30'4") warehouse with reception area on main
- Approximately 17 feet to truss in warehouses
- 100amp single phase power panels
- I2 ZONING



**Corporate
Accord Realty**

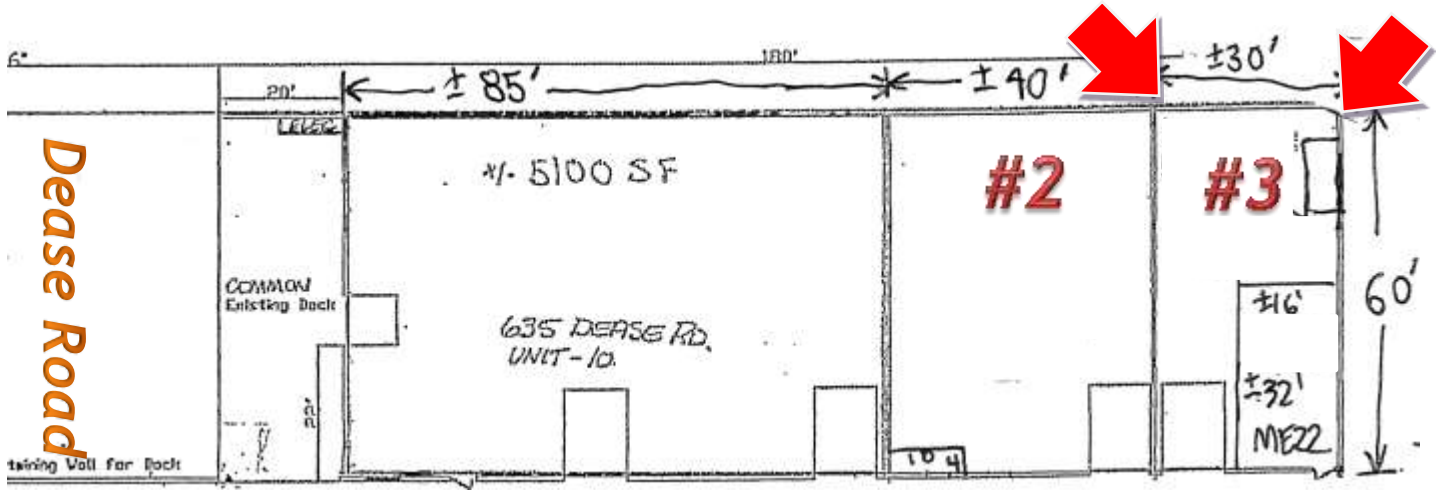
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AFFORDABLE RENTS (BASE RENT INCREASES 3% PER YEAR):

Unit	Main Floor (ft. ²)	2 nd floor office (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
3	1818	534	\$12.00	\$3.75	\$3087	Utilities & GST	1 x 14'h x 10'w 1 x 8'3"h x 12'w

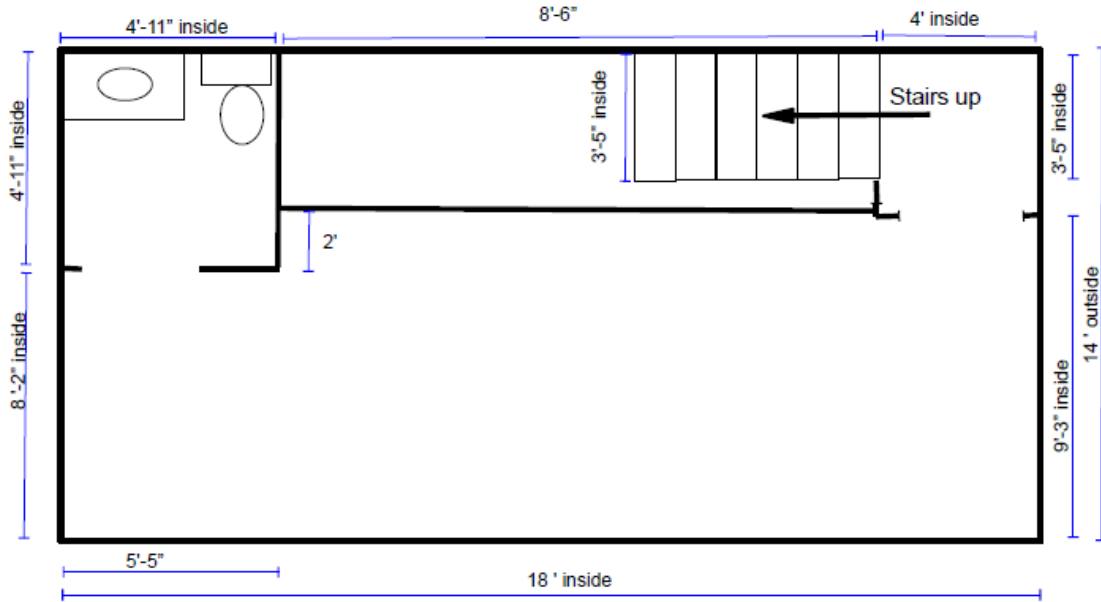


JUST EAST OF KELOWNA TOYOTA:

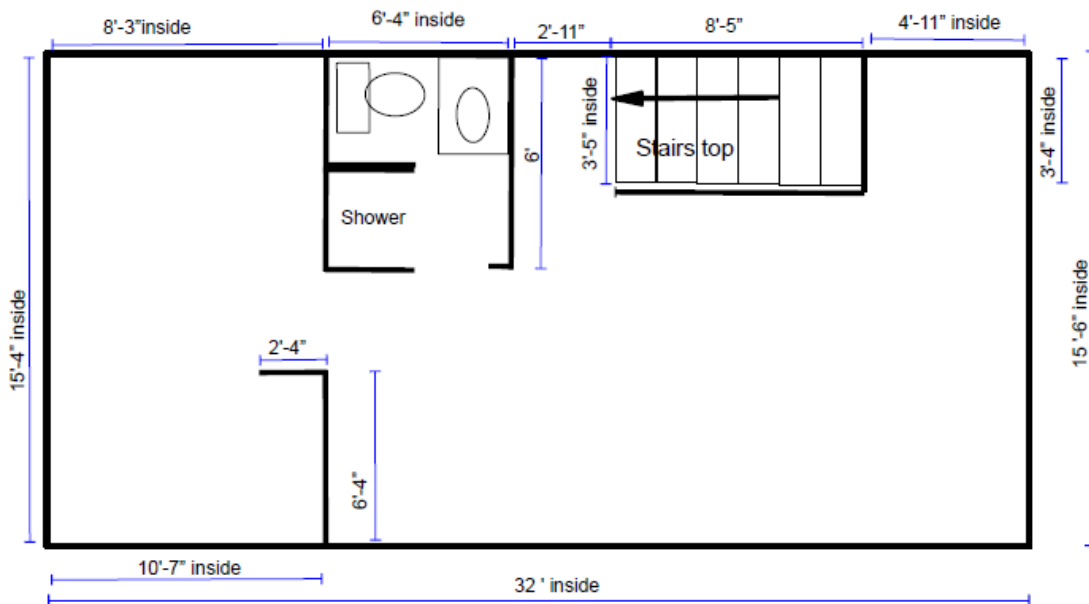




APPROXIMATE FLOORPLANS (NOT TO SCALE)



635 Dease Rd
Unit #3 Office
GROUND FLOOR



635 Dease Rd
Unit #3 Mezzanine Office
SECOND FLOOR

