

WAREHOUSE RETAIL FOR LEASE

6 - 1525 Dilworth Drive, Kelowna

- Vibrant Central Kelowna location with high traffic Dilworth Drive exposure
- 2800 leasable ft.² of warehouse space and front retail area
- Abundant on-site parking | Rear yard area possible or extra parking
- Two 12 foot rear bay doors at grade | 200 AMP - 3 phase power
- 17'10" ceilings in warehouse | 8'10" ceilings in front retail
- Landlord will provide washroom – otherwise open layout
- C10 zoning: suitable for many retail, office, warehouse and service commercial uses
- Available July 1, 2020

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
2800	\$16.50	\$5.21	\$5065	GST & Utilities	2 x 12'h x 10'w

* Base Rent to increase 3% annually to cover inflation

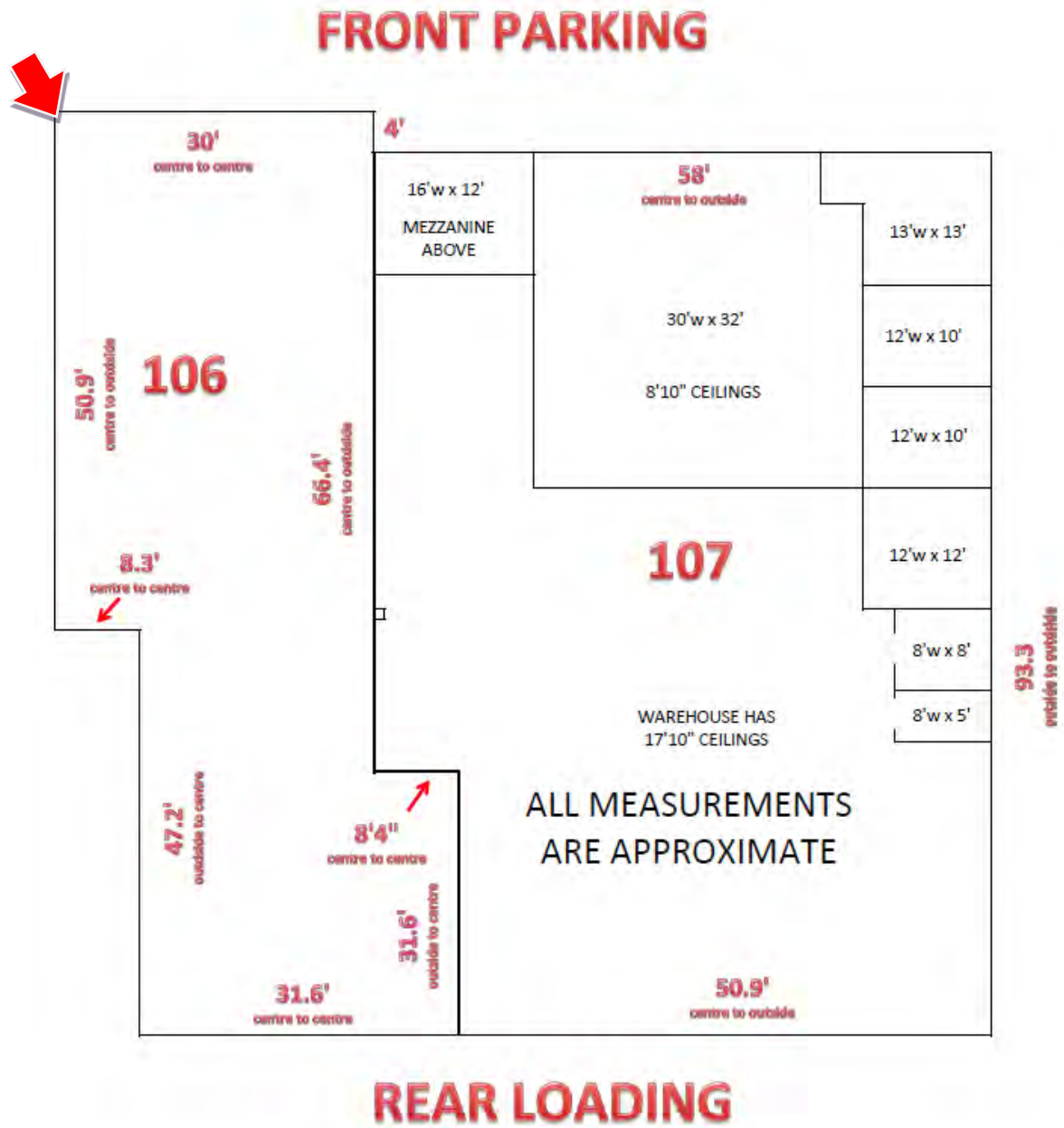


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Floorplan



Warehouse Area Photo



Aerial View



Satellite View

