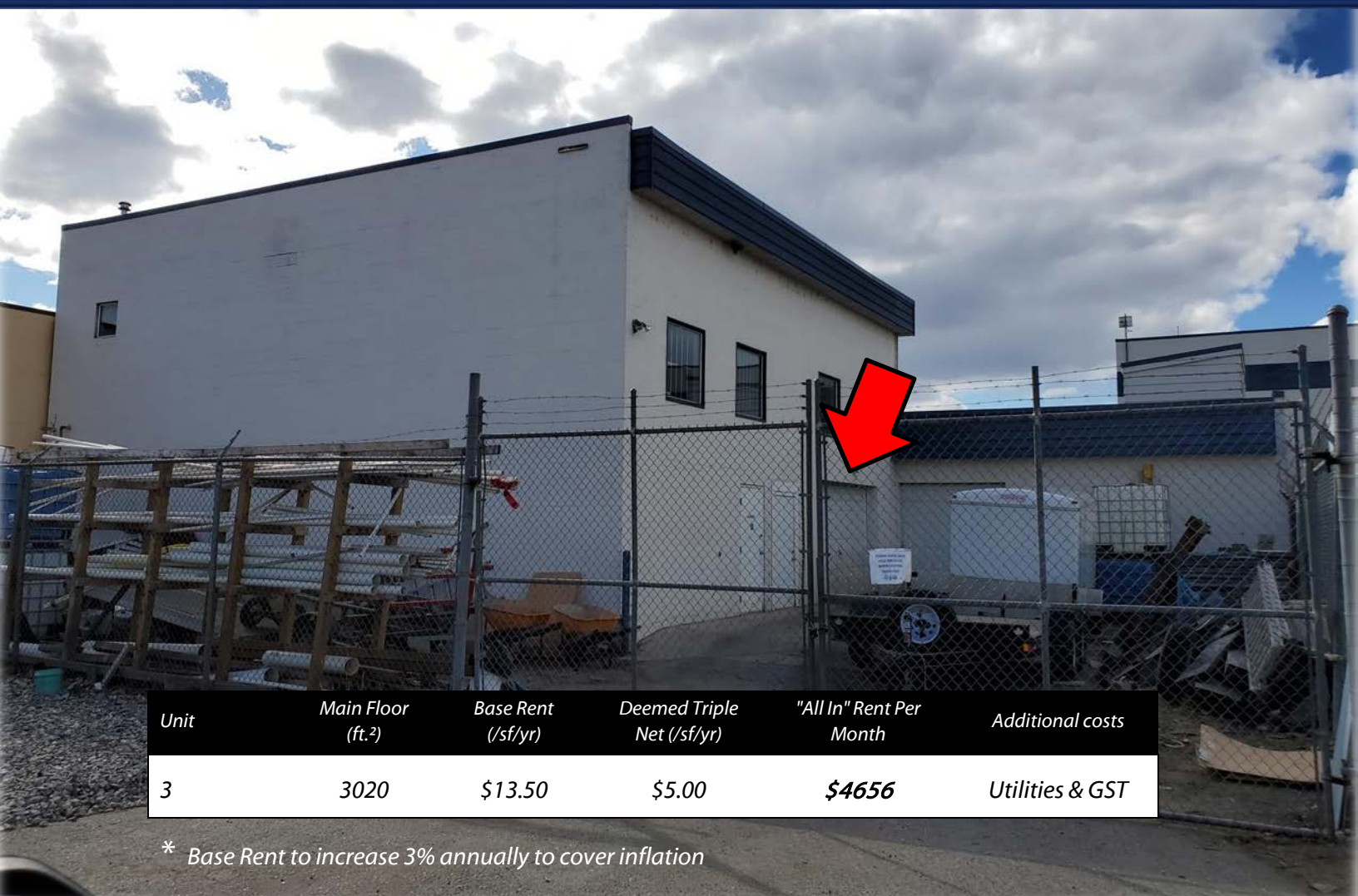


INDUSTRIAL & YARD FOR LEASE:

3 – 1934 Evergreen Court, Kelowna

- 3020 sf. of mid town industrial (approx.. 40'x80')
- BONUS YARD AREA INCLUDED
- Located two blocks from Spall between Hwy 97 and Springfield
- Mixed ceiling height | 200 amp power (more power may be possible)
- 8' x 12' grade loading | C10 zoning allows for a variety of uses
- Good onsite parking included



Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
3	3020	\$13.50	\$5.00	\$4656	Utilities & GST

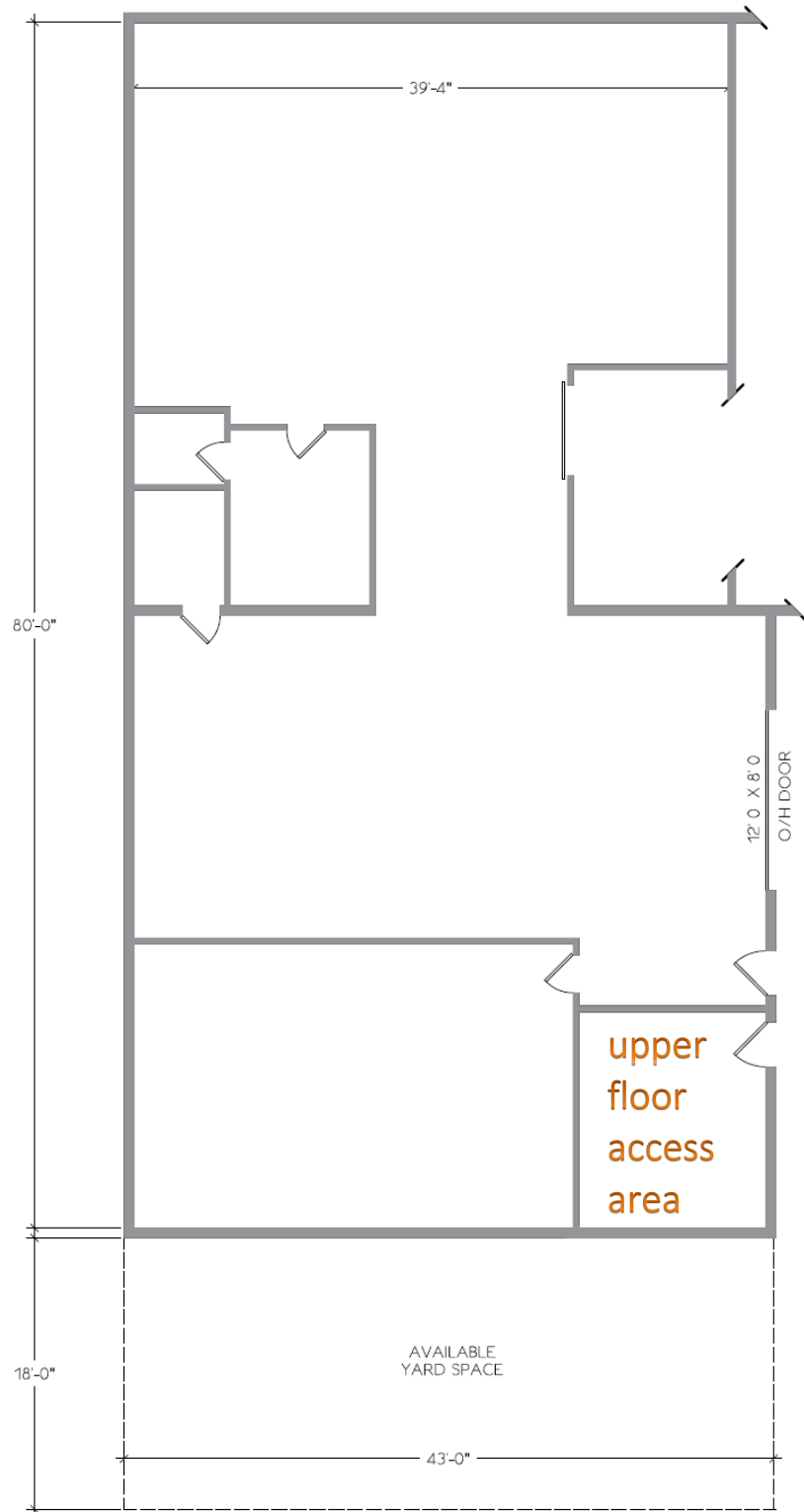
* Base Rent to increase 3% annually to cover inflation



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



Historical Interior Photo



Neighborhood Aerial (2)

