

WAREHOUSE FOR LEASE

104 – 310 Hiram Walker Court, Kelowna

- 1950sf on main floor with possibility of second-floor mezzanine
- 14'h x 12'w front bay door at grade
- Excellent central location with three on-site parking stalls included!
- The Landlord shall supply one handicapped washroom, a 200 amp three phase panel, one space heater and one overhead light
- I2 zoning allows for multiple uses
- The Landlord can build rear mezzanine floor (upper floor rent is only \$13/sf/year)
- Available for occupancy late October 2021

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Bay Doors
1950	\$15.00	\$5.50	\$3331	GST & Utilities	1 x 14'h x 12'w

* Base Rent to increase 3% annually to cover inflation

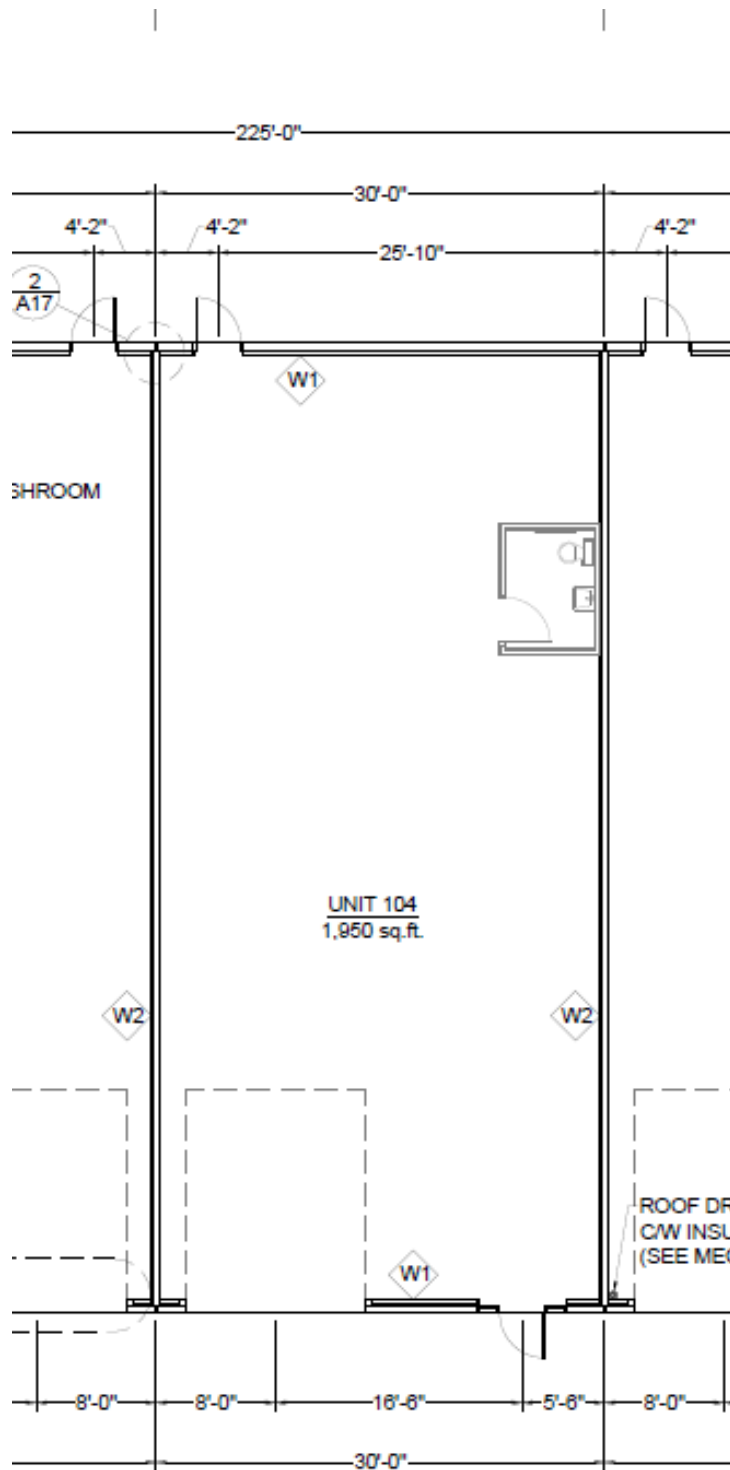


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Unit dimensions are approx. 65' by 30'



City of Kelowna consolidated zoning bylaw 8000:

15.2 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**

15.2.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.

(b) The minimum **lot depth** is 35.0 m.

BL8571 replaced paragraph (c):

(c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m².

15.2.5 Development Regulations

(a) The maximum **floor area ratio** is 1.5.

(b) The maximum **site coverage** is 60%.

(c) The maximum **height** is 14.0 m.

(d) The minimum **front yard** is 7.5 m.

BL8367 replaced paragraph 15.2.5(e):

(e) The minimum **side yard** is 4.5 m, except it is not required **abutting a lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.

BL8528 replaced paragraph 15.2.5(f):

(f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

(a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.

(b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.

(c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.

(d) Only one **residential security/operator unit** is permitted on a **site**.

(e) In addition to the regulations listed above, other regulations may apply.

These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

BL9530 added a new paragraph (f):

(f) Drive-in food services are not a permitted form of development in this zone