WAREHOUSE FOR LEASE

114 - 2714 Highway 97N, Kelowna

- *Features open layout with one bathroom and rear office*
- *HVAC (including air-conditioning) throughout*
- *19'6" ceilings and 100amp 3phase power panel*
- *One large front bay door*
- *Zoned: I2 (see attached description)*
- *Excellent pull up parking - Includes three unallocated parking stalls*
- *Convenient highway 97 location across from Jacobsen GM near Leathead*
- *On-site pylon with great highway 97 visibility and exposure*

Deemed Size (ft.²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2108	$18.00	$5.65	$4154	GST and Utilities

** Base Rent to increase 3% annually to over inflation*

Corporate Accord Realty

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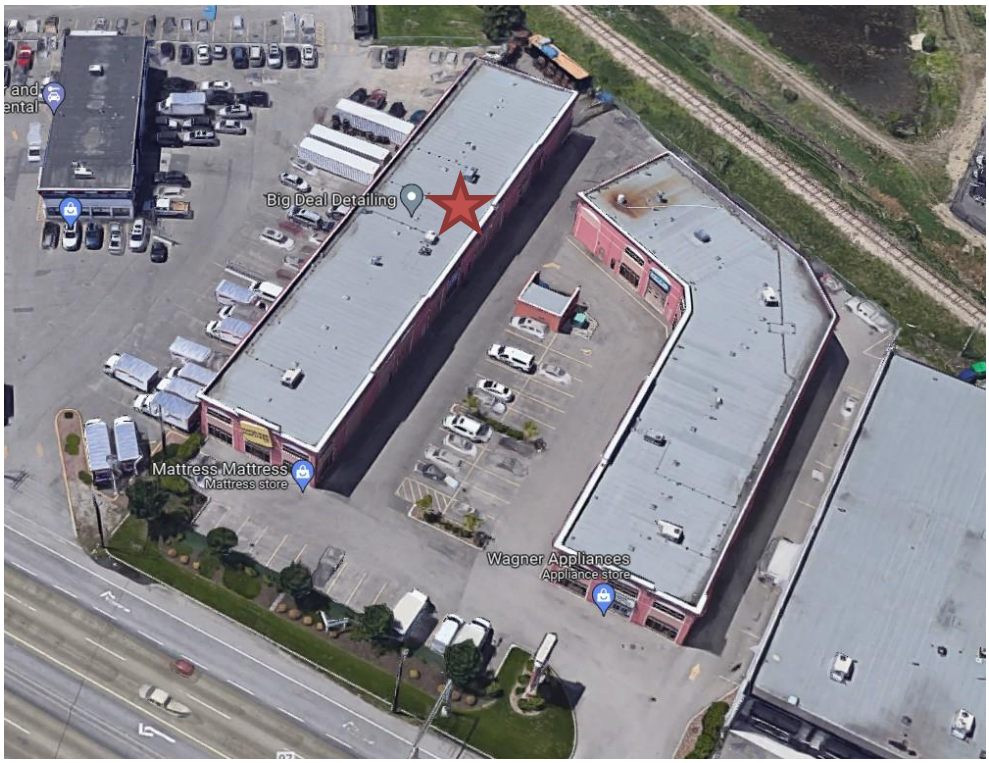
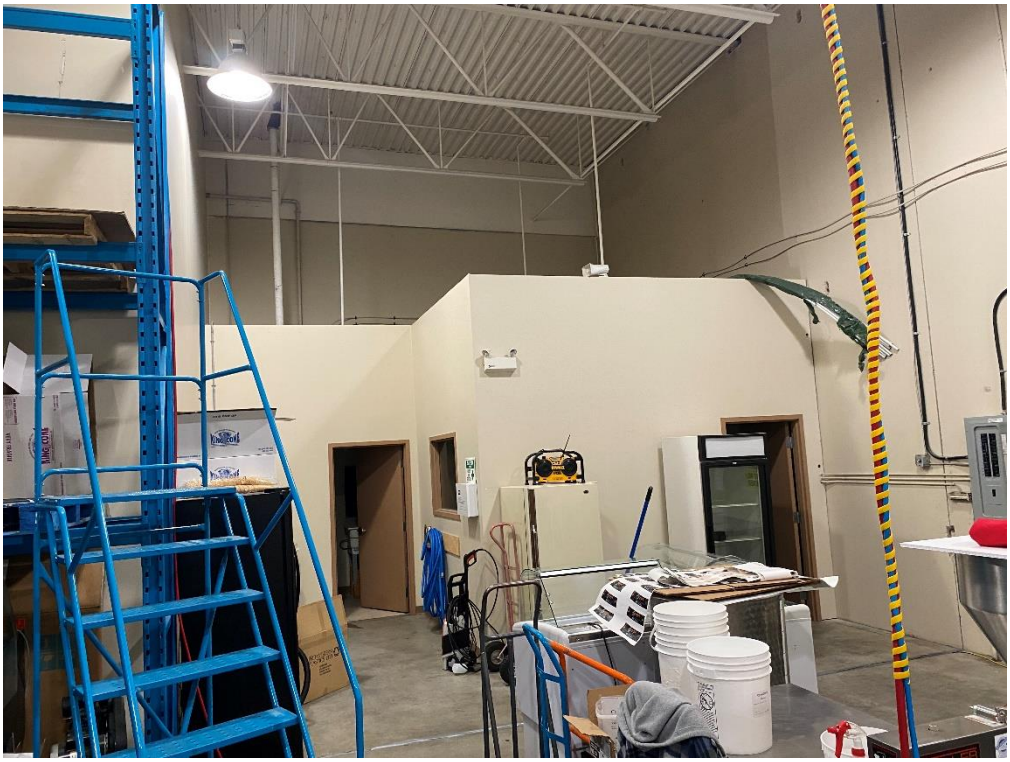
Lot Aerial



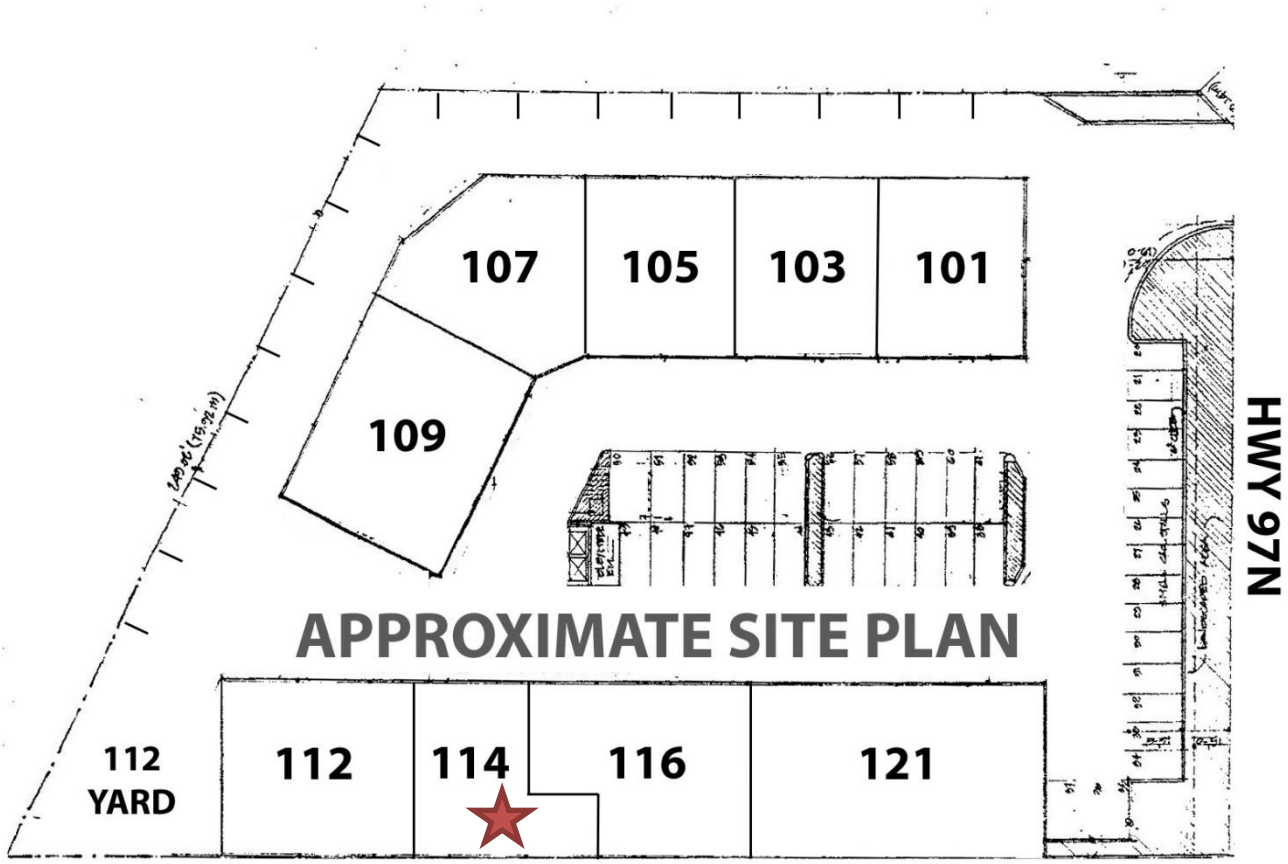
Bay door and Front Entrance

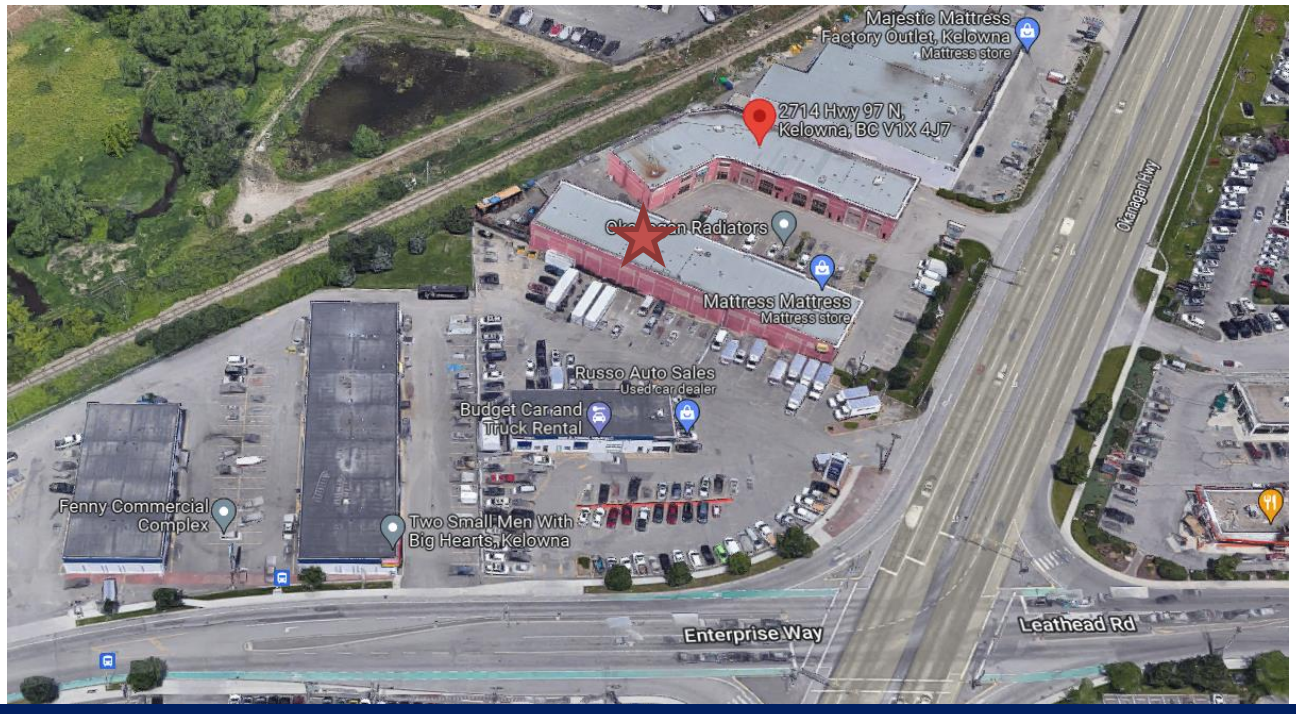
Office and Washroom



Warehouse (other area)

Approximate Site Plan:





Corporate Accord Realty

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I2 - General Industrial - Zoning

CITY OF KELOWNA CONSOLIDATED ZONING BYLAW 8000 EXERPT 12/1/2018

15.2 I2 – General Industrial

I2rcs – General Industrial (Retail Cannabis Sales)

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:

(a) analytical testing
(b) animal clinics, major
(c) auctioneering establishments
(d) automotive and equipment repair shops
(e) automotive and minor recreation vehicle sales/rentals
(f) breweries and distilleries, major
(g) breweries and distilleries, minor
(h) bulk fuel depots
(i) cannabis production facilities
(j) commercial storage
(k) contractor services, general
(l) contractor services, limited
(m) convenience vehicle rentals
(n) custom indoor manufacturing
(o) emergency and protective services
(p) equipment rentals
(q) fleet services
(r) food primary establishment
(s) gas bars
(t) general industrial uses
(u) household repair services
(v) liquor primary establishment, minor
(w) outdoor storage
(x) participant recreation services, indoor
(y) private clubs
(z) rapid drive-through vehicle services
(aa) recycling depots
(bb) recycled materials drop-off centres
(cc) service stations, minor
(dd) service stations, major
(ee) temporary shelter services
(ff) truck and mobile home sales/rentals
(gg) utility services, minor impact
(hh) vehicle and equipment services, industrial
(ii) warehouse sales

15.2.3 Secondary Uses

The secondary uses in this zone are:

(a) agriculture, urban
(b) child care centre, major
(c) residential security/operator unit
(d) retail cannabis sales establishment (I2rcs only)

15.2.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.
(b) The minimum **lot depth** is 35.0 m.
(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 m^2.

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.
(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**.
(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.

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