

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
2117	\$18.00	\$5.65	\$4172	GST and Utilities

* Base Rent to increase 3% annually to over inflation

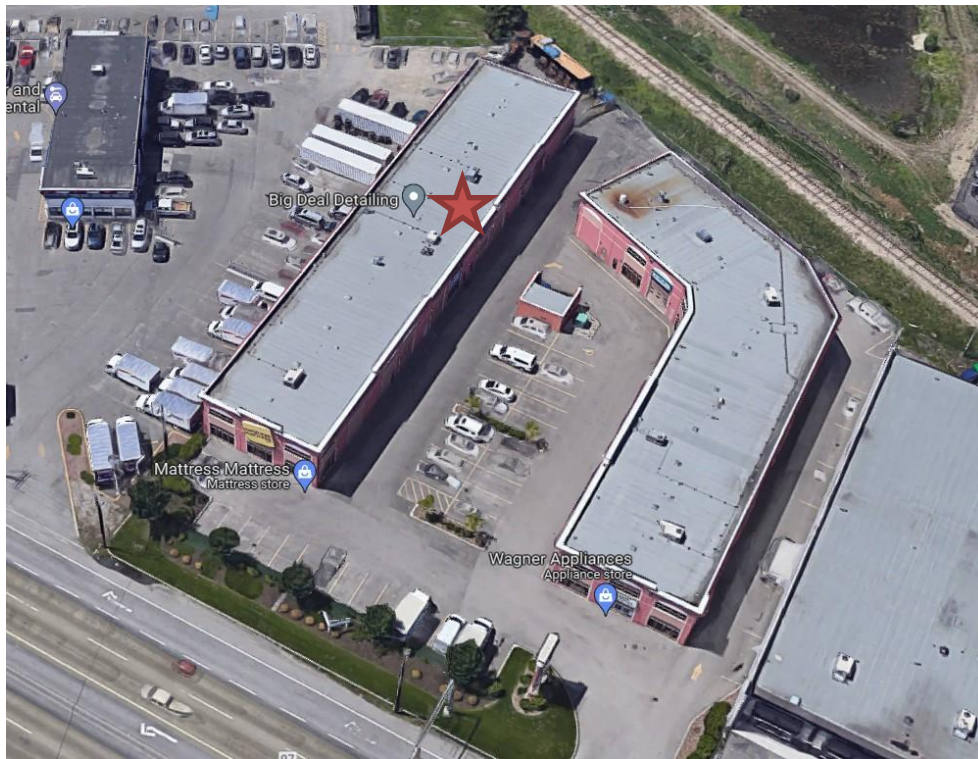


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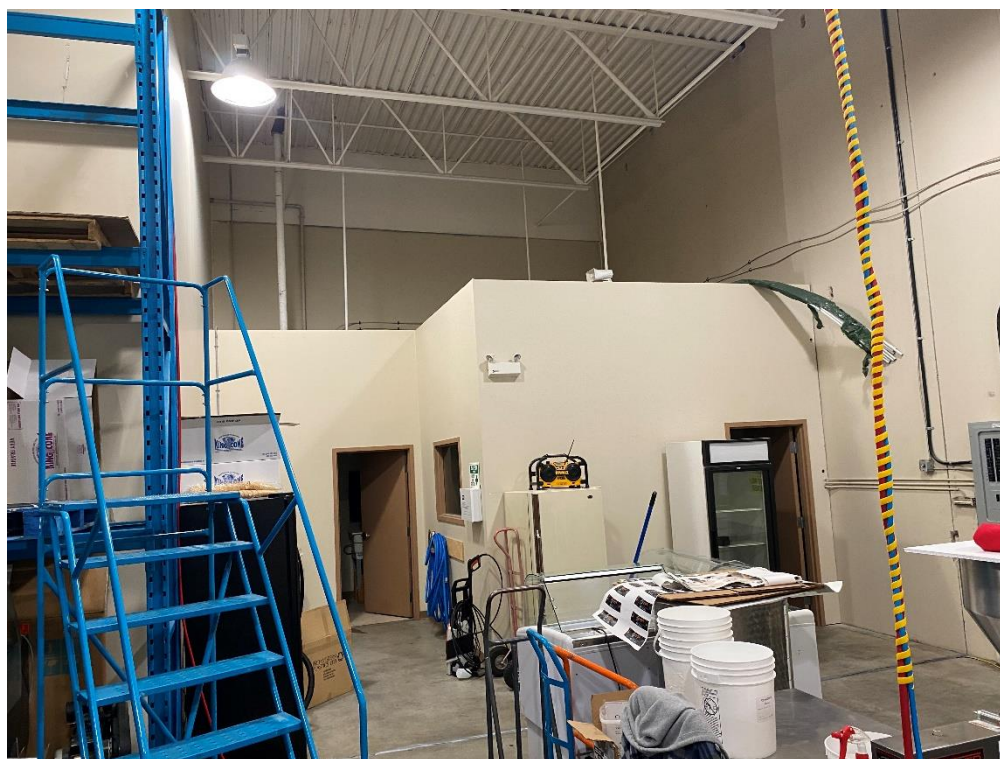
Lot Aerial



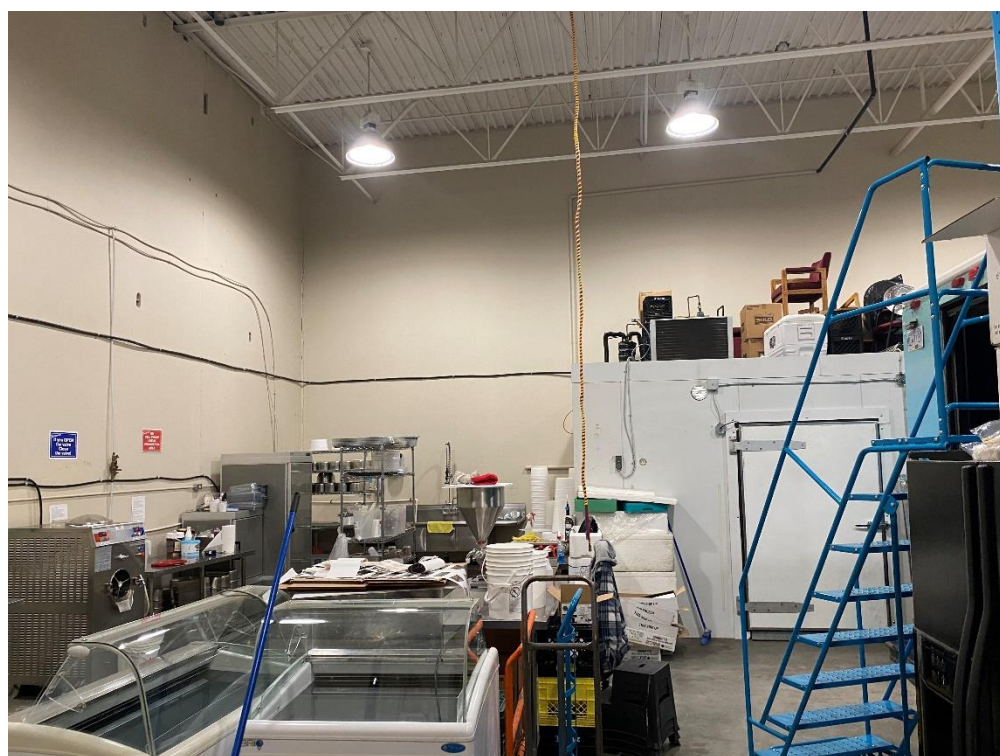
Bay door and Front Entrance



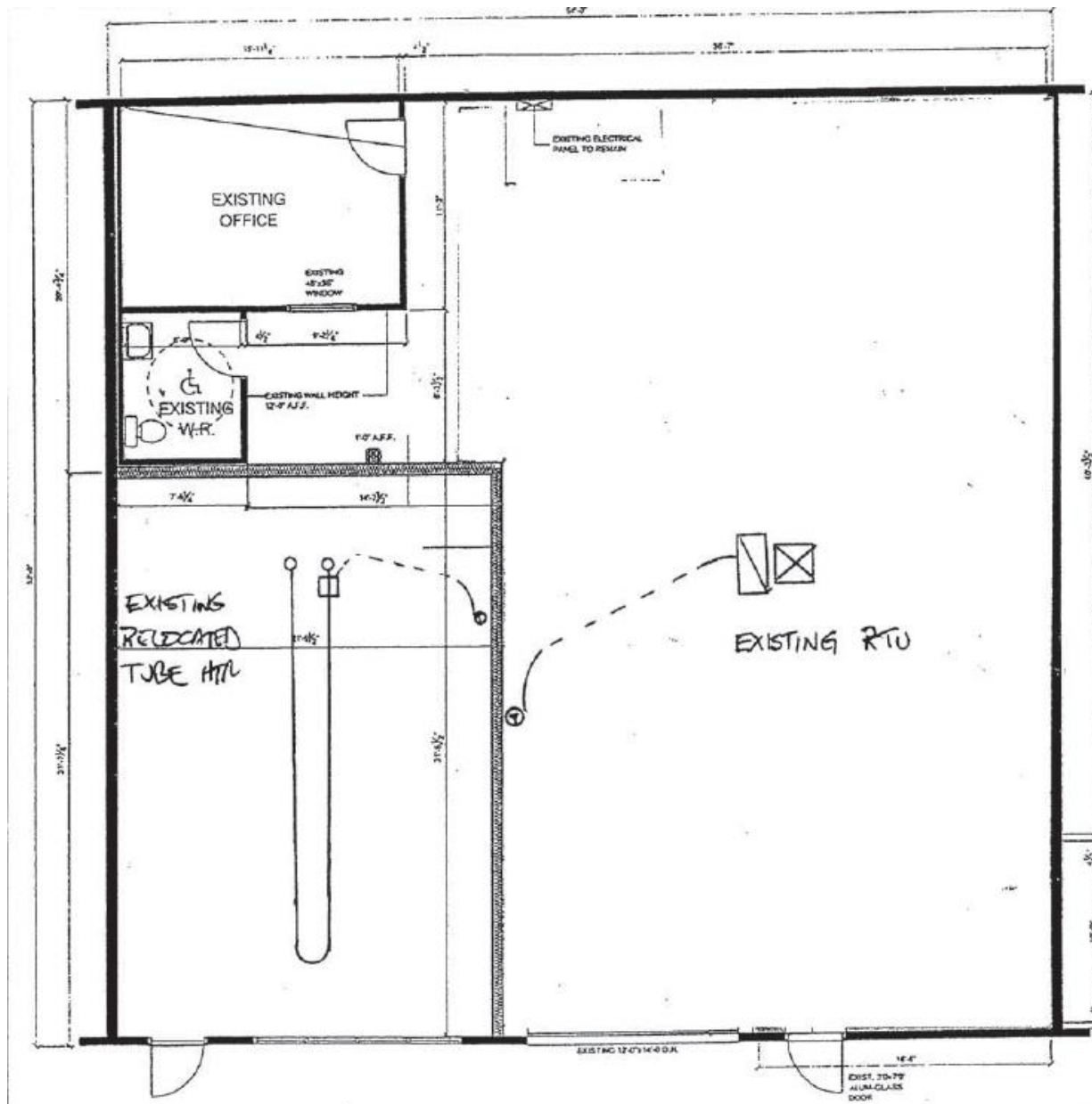
Office and Washroom



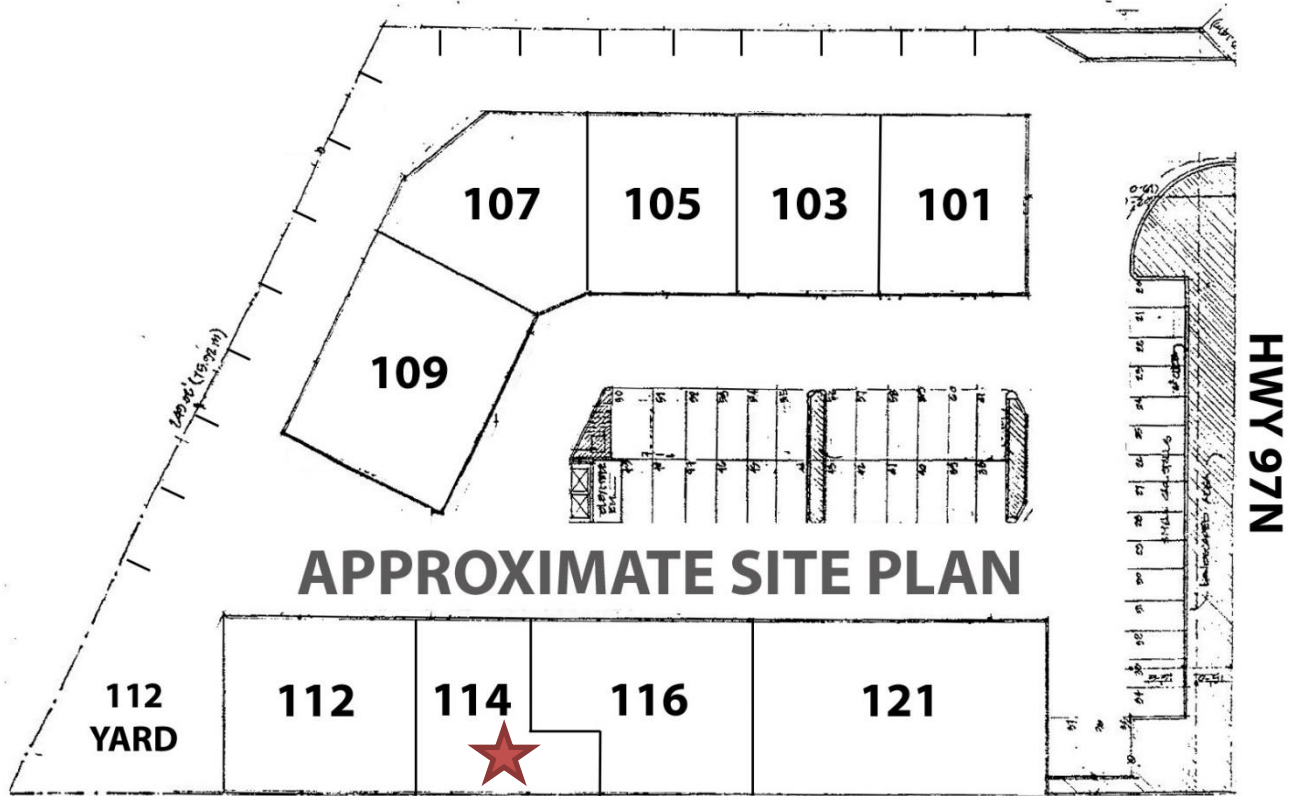
Warehouse (other area)



Approximate Floorplan:



Approximate Site Plan:



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)

I2- General Industrial- Zoning

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

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 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.
- (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 radioactive 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.