

WAREHOUSE FOR LEASE

116 - 2714 Highway 97N, Kelowna

- Includes air-conditioning in office and glass storefront
- Shop has radiant heat (gas), 19'6" ceilings and 100amp 3phase power panel
- One large front bay door | Zoned: I2
- Excellent pull up parking
- Includes 3 allocated on-site parking stalls
- Convenient highway 97 location across from Jacobsen GM near Leathead
- On-site pylon with great highway 97 visibility and exposure
- Available Immediately

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2288	\$19.00	\$5.50	\$4671	GST and Utilities

* Base Rent to increase 3% annually to over inflation

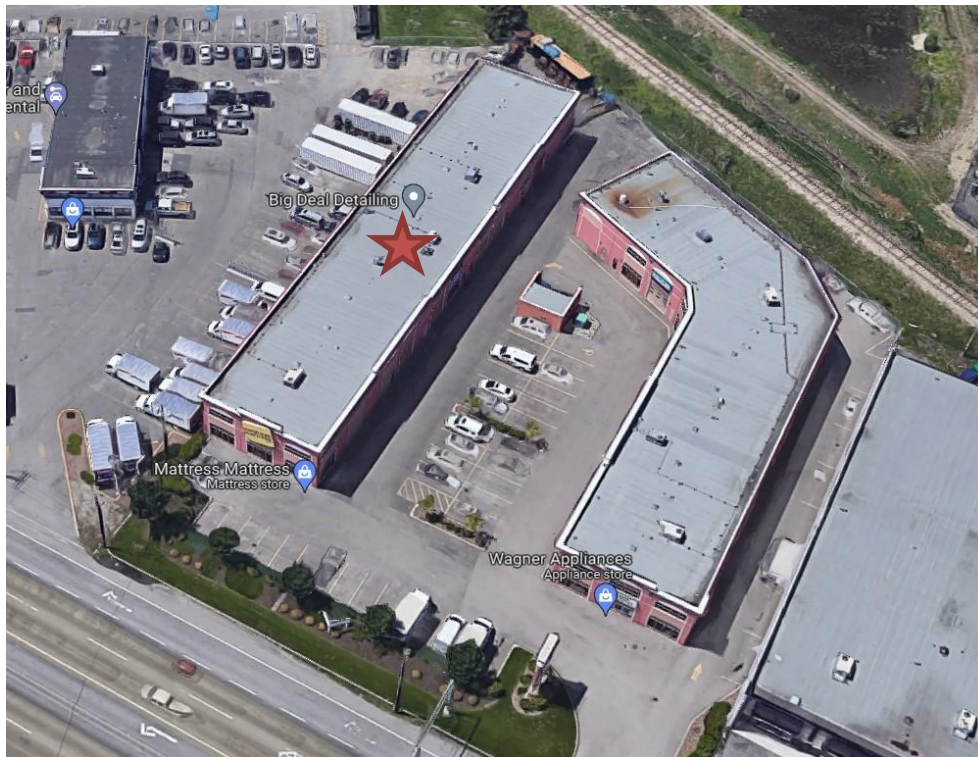


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Lot Aerial



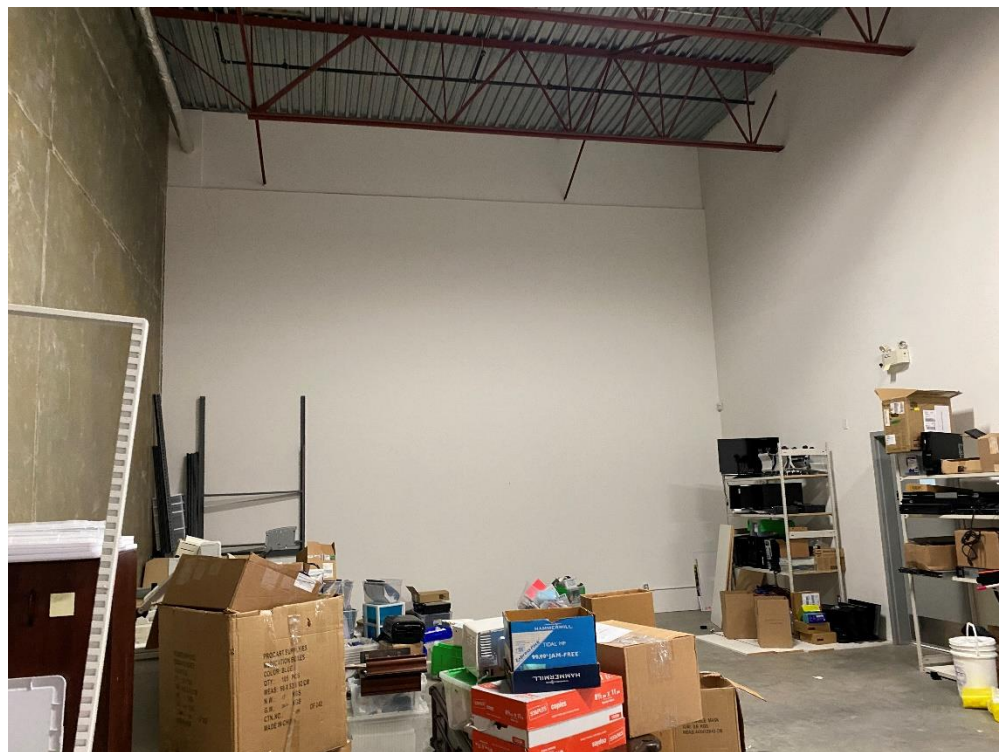
Storefront Interior



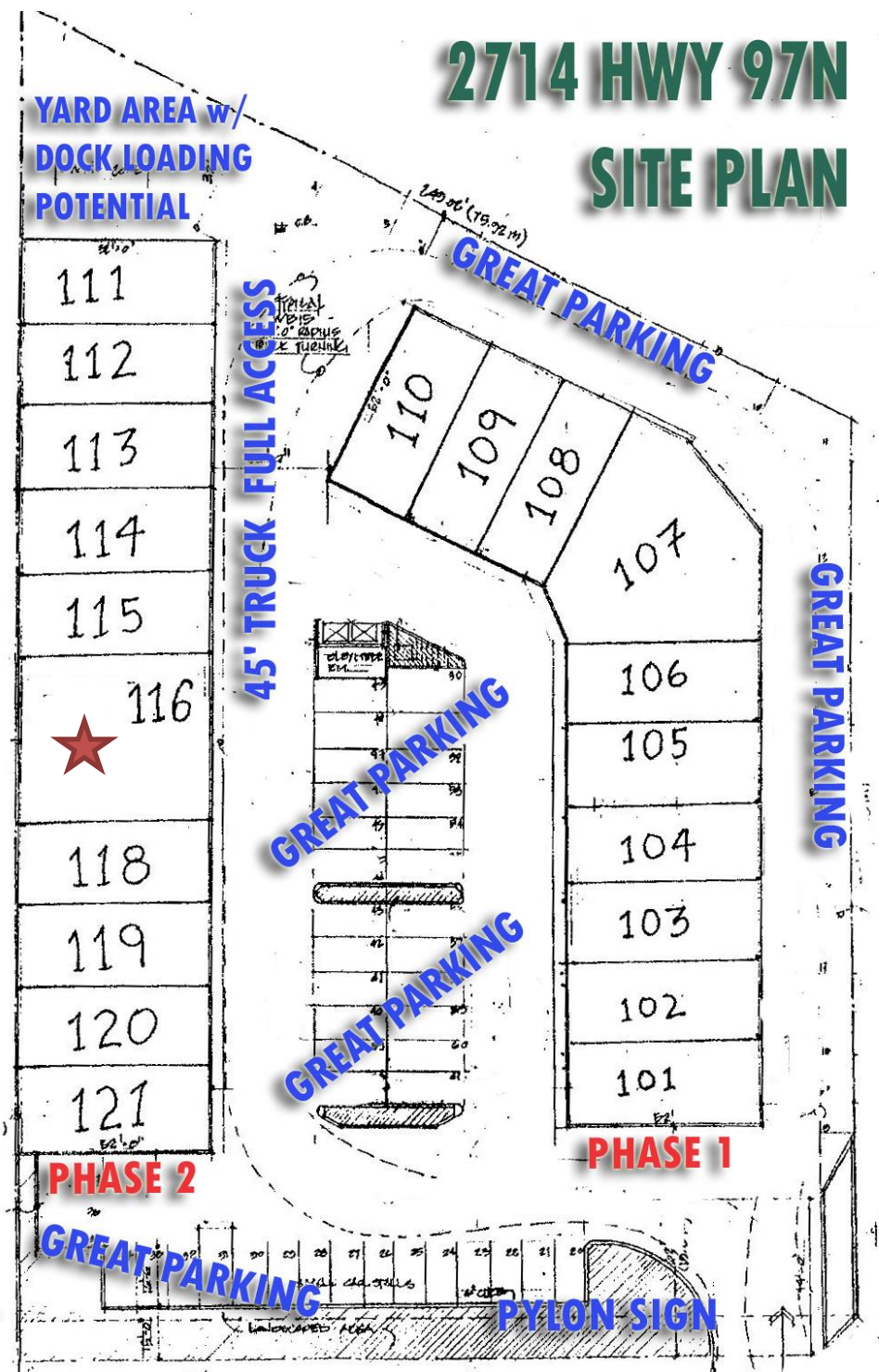
Warehouse to bay door



Warehouse (other area)



Approximate Site Plan:



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