

WAREHOUSE WITH DOCK FOR LEASE

6 – 2720 Hwy 97N, Kelowna, BC

- Approx. 2623sf over two floors with **dock and grade** loading
- Deemed areas of 1713 ft.² on main and 910 ft.² mezzanine
- Excellent access off of Highway 97N with some signage
- Approx. 10'x12'h door | 100amp 3PH power
- Abundant strata common area parking
- Zoned I2 for most warehouse uses
- Highway location at discounted rate!

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2623	\$15.00	\$4.75	\$4452	GST and utilities

* Base Rent to increase 3% annually to over inflation

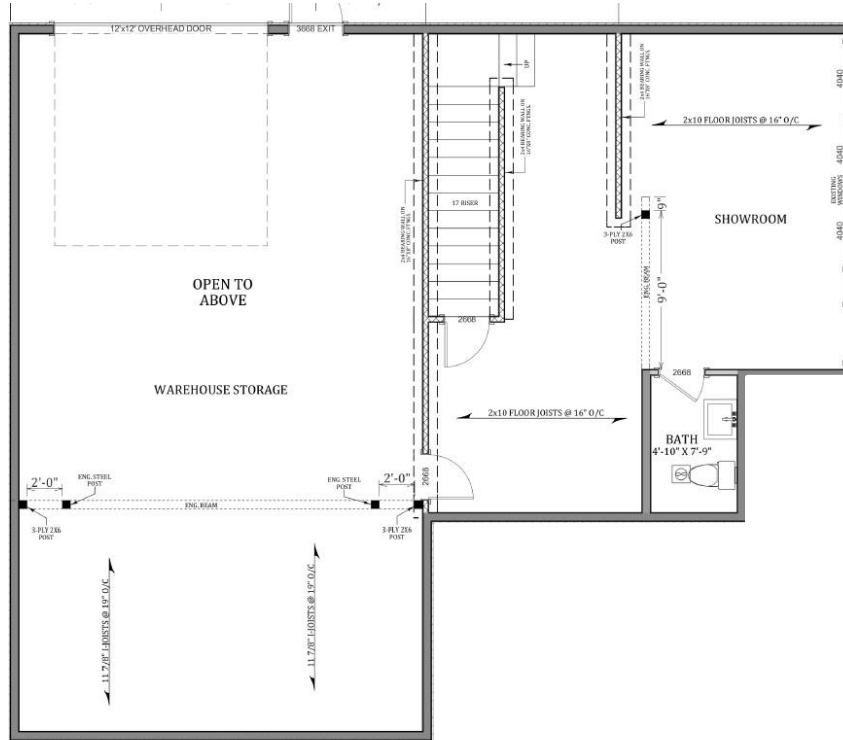


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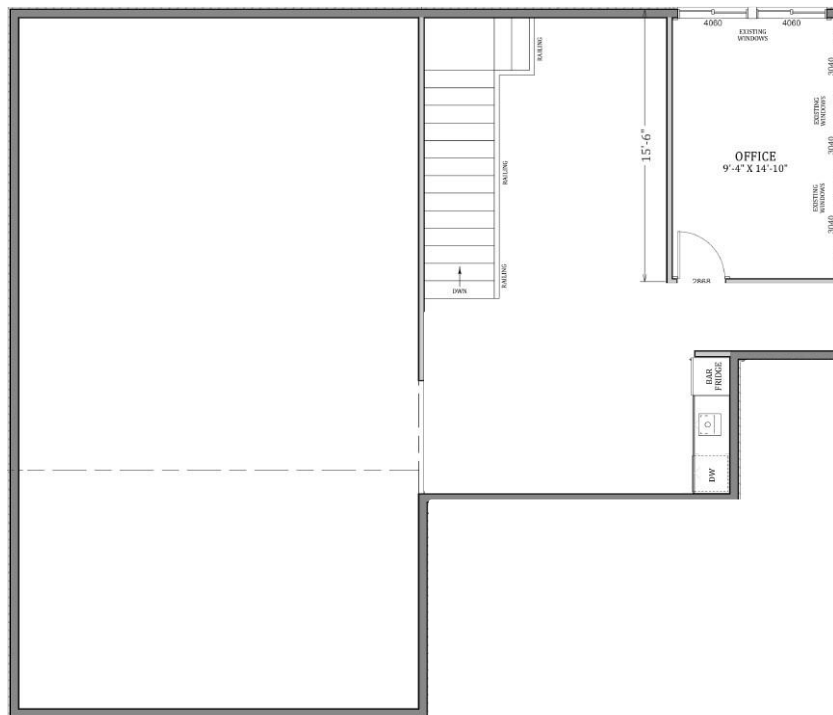
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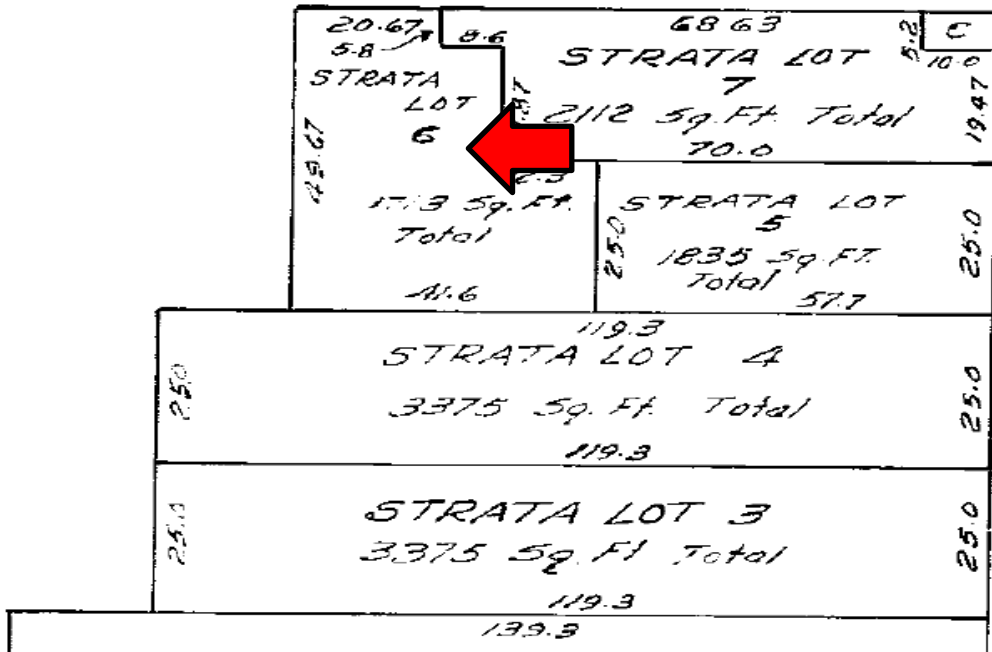
Approx. Main Floor Plan



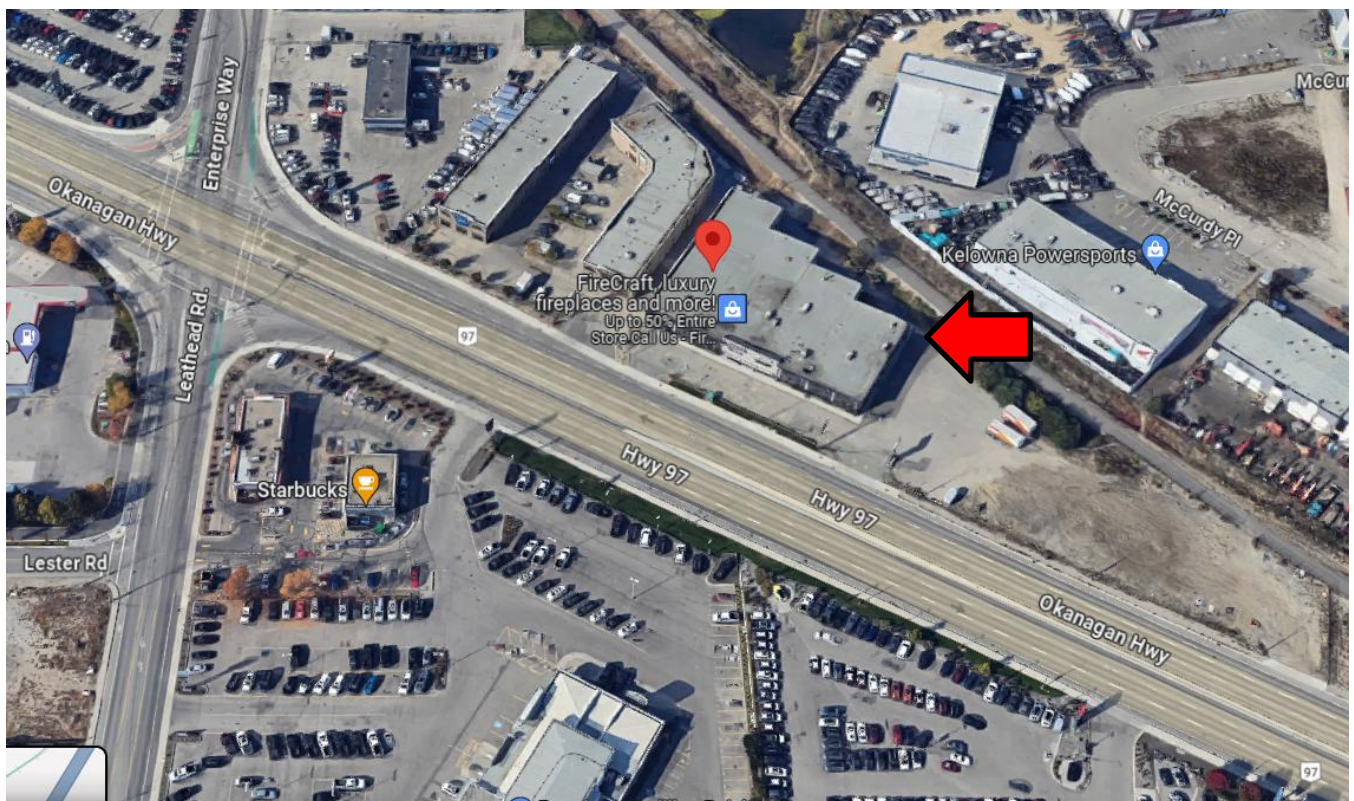
Approx. Second Floor Plan



Strata Plan



Neighborhood



Interior Photos:

