

# SHOWROOM WAREHOUSE FOR LEASE:

## 1&2 – 1580 Innovation Drive, Kelowna

- 3152 sq.ft. of open layout warehouse with abundant glass storefront
- Available October 1, 2018
- Generous on-site and off-site parking
- Zoned: CD15 which allows for a multitude of industrial, office and warehouse retail uses
- 18 foot ceilings and upper floor windows allow for attractive mezzanines
- 14' high glass bay door
- Zoning info at: <http://www.businesspark.ca/pdfs/section17bDevelopment.pdf>



| Unit   Strata | Main Floor<br>(ft.2) | Potential<br>Mezzanine | Base Rent | All In<br>Rent / mo.* | Parking<br>Stalls | Overhead<br>Door |
|---------------|----------------------|------------------------|-----------|-----------------------|-------------------|------------------|
| 1&2           | 3152                 | 700+                   | \$14.25   | \$4990                | 4                 | 10' X 14'        |

\*PLUS GST AND UTILITIES (INCLUDES TRIPLE NET OF \$4.75/SF)



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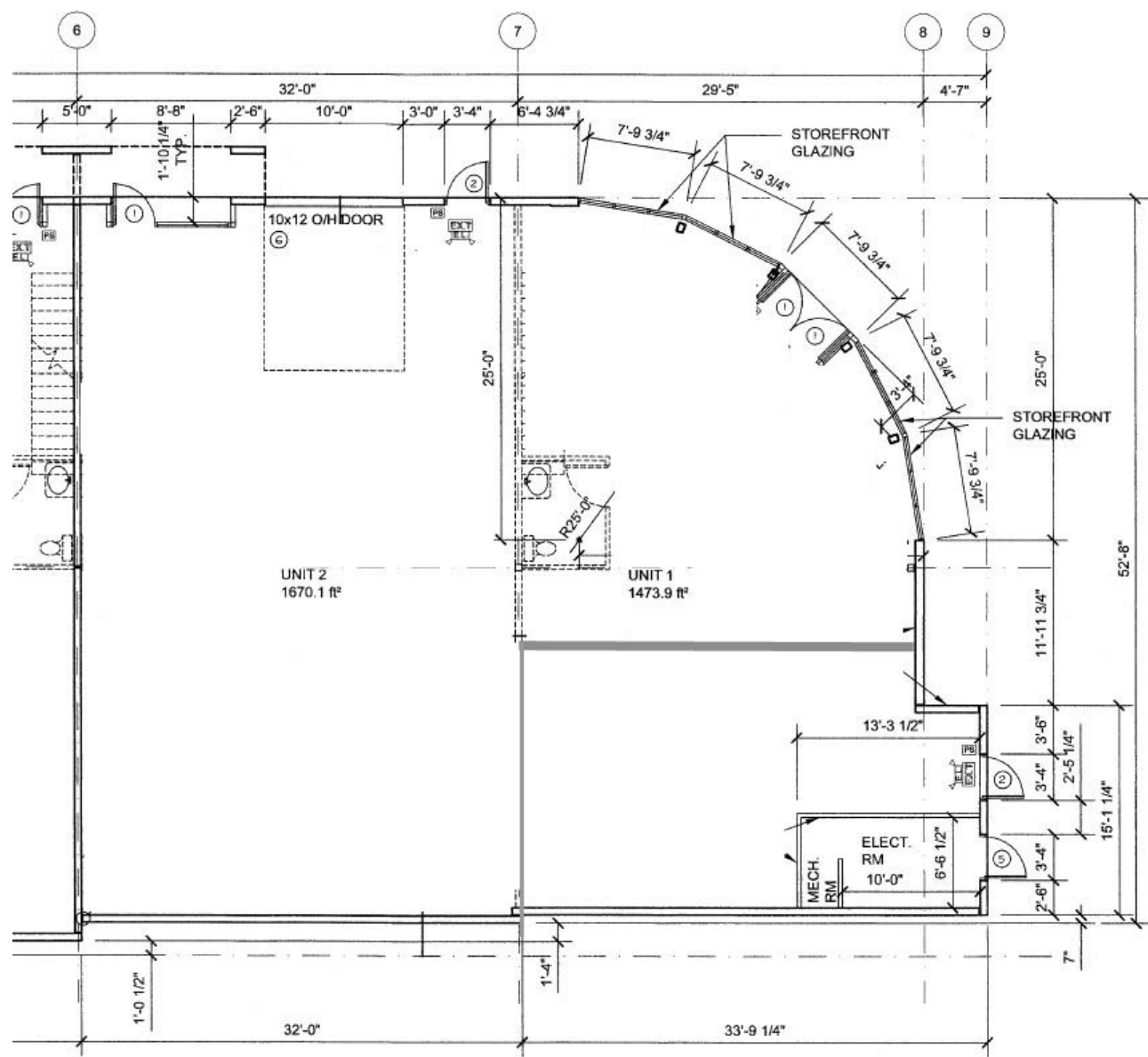
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## INTERIOR PHOTOS

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FLOOR PLAN



SITE PLAN

