

# SMALL INDUSTRIAL FOR LEASE:

## 1920B Kent Road, Kelowna

- 1,300 sf. of mid town industrial (approx.. 26'x50')
- Located one block from Spall between Hwy 97 and Springfield
- Approximately 20' ceilings | 100 amp single phase power
- 8' x 13' grade loading | C10 zoning allows for a variety of uses
- A few offices in place (possible bonus mezzanine)
- Good onsite parking included | **AVAILABLE SEPT 1, 2021**



Unit	Main Floor (ft. <sup>2</sup> )	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1920B	1,300	\$17.00	\$5.00	<b>\$2383</b>	Utilities & GST

\* Base Rent to increase 3% annually to cover inflation



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# Historical Interior Photo

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# Neighborhood Aerial (Just behind Quality Greens)

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