

SMALL INDUSTRIAL FOR LEASE:

1920B Kent Road, Kelowna

- 1300sf 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 | I1 zoning allows for a variety of uses
- A few offices in place (possible bonus mezzanine)
- Good onsite parking included | AVAILABLE April 10th, 2026

Deemed Size (ft. ²)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent* Per Month	Additional costs
1300	\$20.00	\$6.50	\$2,871	GST and Utilities

* All In Rent to increase 3% annually to cover inflation



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Owner | Deal Analyst | Commercial Realtor
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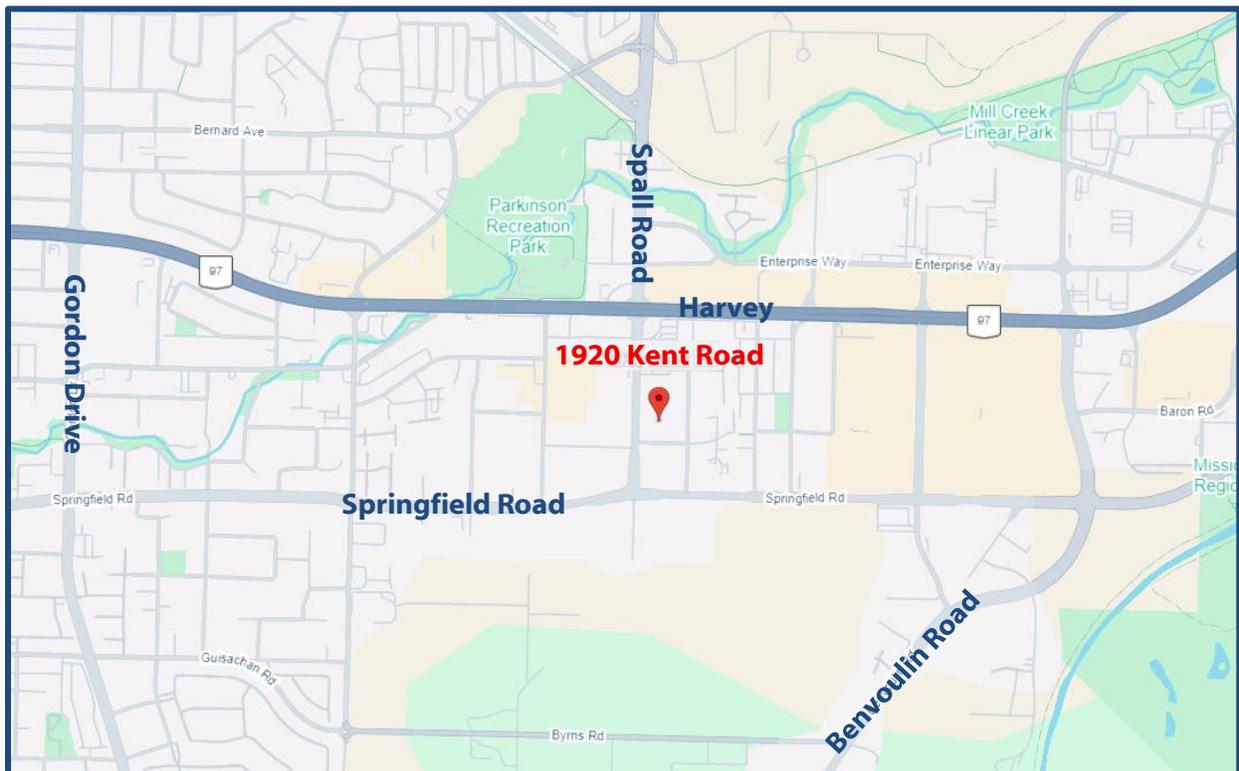
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Satellite Aerial of Lot (approx.)



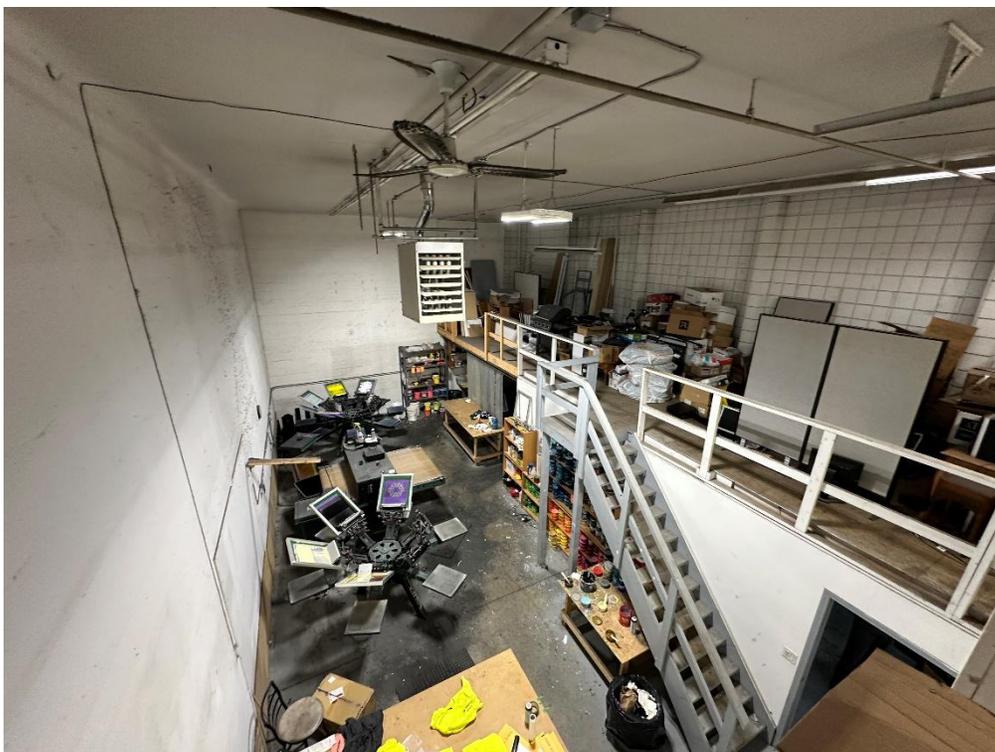
Map of Area



Front Entranceway



Warehouse Area



I1 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

	Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6	Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S ^{.13}	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-

	Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
22	Drive Throughs	-	P ^{.14}	-	-	-							
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-
29	Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	-	P ^{.12}	-					
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-
34	Home-Based Business, Major	-	-	S ^{.10}	-	-	-						
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-
38	Liquor Primary Establishment	P ^{.4,5}	P ^{.4}	P ^{.5}	P ^{.5}	-							
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-
44	Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-

I1 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

	Uses	Zones											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	P
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	-	P
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-
58	Retail Cannabis Sales	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹	S ⁹	S ⁹	-				
59	Secondary Suite	-	-	-	-	S ¹⁵	-	-	-				
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-
62	Stacked Townhouses	-	-	P	P	p ¹¹	-	-	-				
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	-	P
64	Townhouses	-	-	P	P	p ¹¹	-	-	-				
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	-