

SMALL INDUSTRIAL FOR LEASE:

1920F Kent Road, Kelowna

- 2500sf of mid-town industrial with bonus 500+sf mezzanine
- Located one block from Spall between Hwy 97 and Springfield
- Approximately 20' ceilings | 200 amp 3PH phase power
- 10' x 13' grade loading | I1 zoning allows for a variety of uses
- A few offices in place (bonus mezzanine)
- EIGHT parking stalls included | AVAILABLE January 1, 2027

Deemed Size (ft. ²) (Main Floor Area)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent* Per Month	Additional costs
2500	\$18.00	\$6.60	\$5,125	GST and Utilities

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



Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
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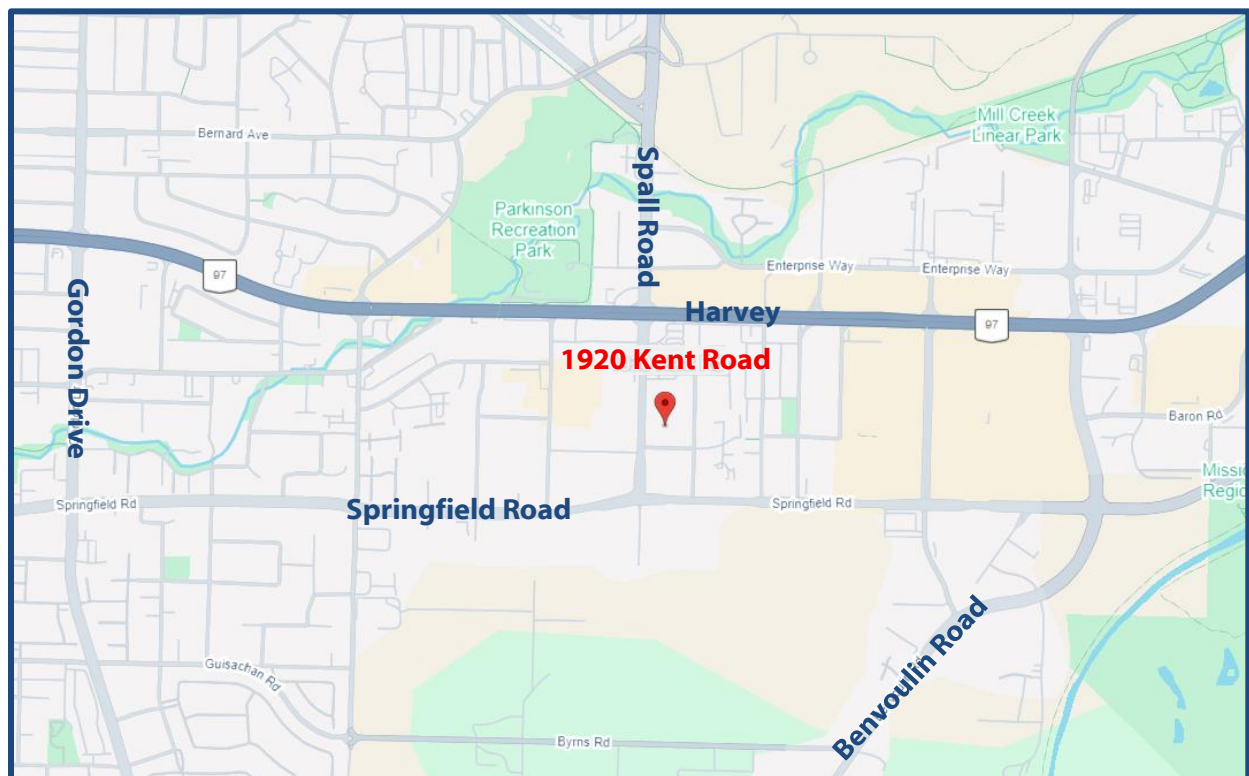
Peter Bouchard, B.Comm.
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Satellite Aerial of Lot (approx.)



Map of Area



Front Entranceway & Office Area



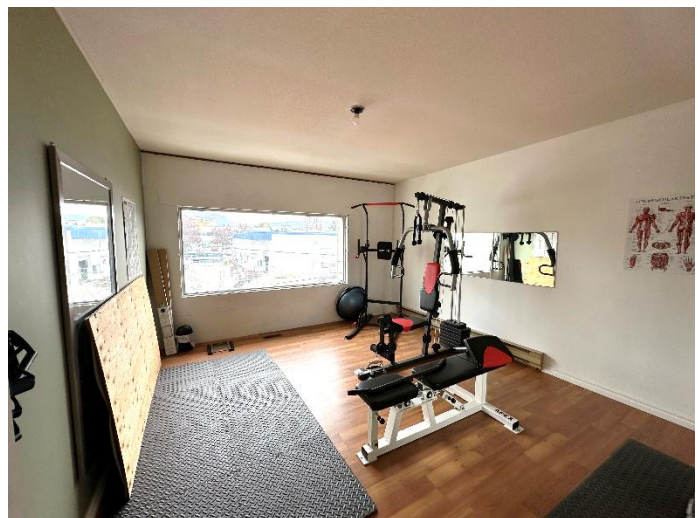
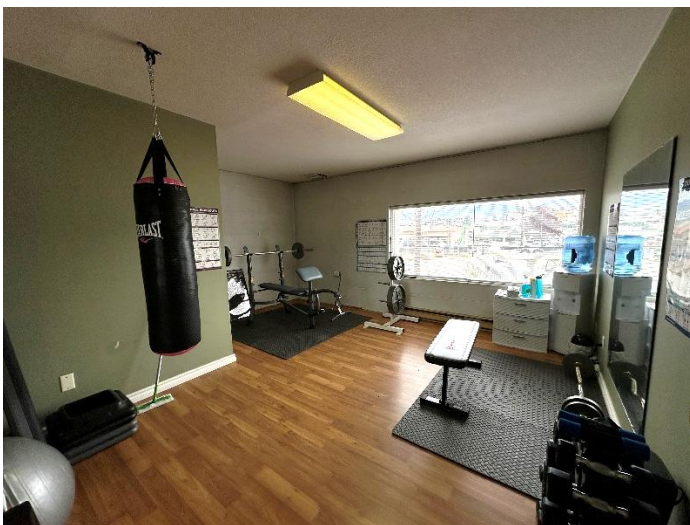
Warehouse Area



10' x 13' Bay Door!



Bonus Mezzanine Area



I1 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses		Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)											
		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, *I* Intensity)											
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	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}	P ^{.12}	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}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	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 ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	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	-	-	-

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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	
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	
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}	P ^{.9}	P ^{.9}	P ^{.9}	P ^{.9}	S ^{.9}	S ^{.9}	
59	Secondary Suite	-	-	-	-	S ^{.15}	S ^{.15}	S ^{.15}	S ^{.15}	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}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	
64	Townhouses	-	-	P	P	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	P ^{.11}	-	-	
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	