

STRATA WAREHOUSE SPACE FOR LEASE

104 – 210 Loughheed Road, Kelowna

- 2400sf of newer strata warehouse space on the main floor
- Located in North Glenmore industrial park | Easy access to Hwy 97
- 4 reserved stalls plus off-site parking close by | In suite bathroom with changeroom
- 12'x14' overhead door, 20' clear ceiling height, and 3 phase 200 amp power
- Concrete tilt up construction | Zoned I1 Business Industrial

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2400	\$17.50	\$6.00	\$4700	GST & utilities

* Base Rent and Triple Net to increase 4% annually to over inflation

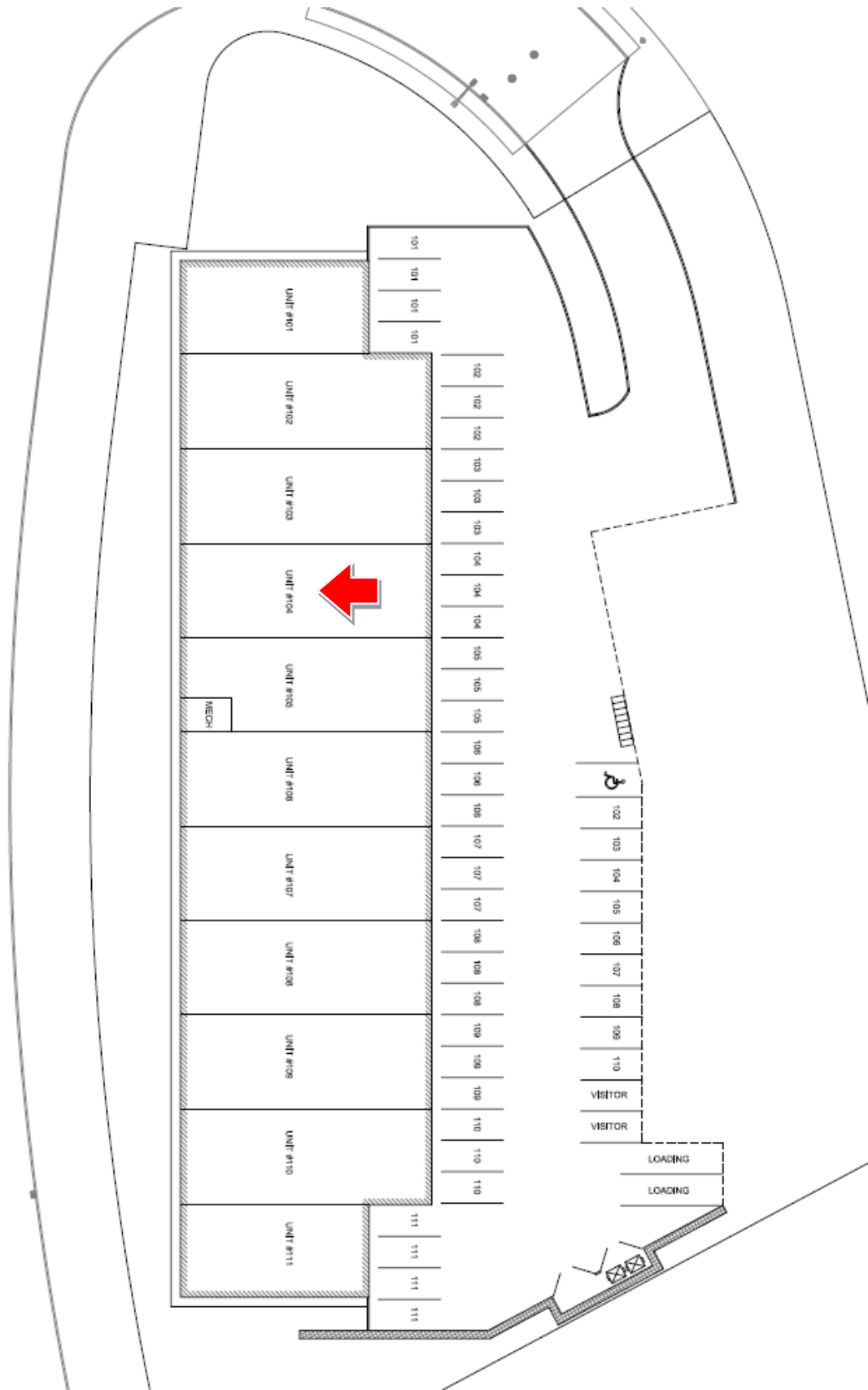


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Site Plan



Reception Office



Warehouse



Warehouse



Bathroom / Changeroom



I1 Zoning (as of March 31, 2024)

The City of Kelowna Zoning Bylaw 12375 is available on the following link:

<https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%2012375.pdf>

The I1 zoning allows (see pages 173 – 176 and the above link) many uses in the subject property including the following:

ALCOHOL PRODUCTION FACILITIES means the production of alcoholic beverages or alcohol products with alcoholic content exceeding 1% by volume. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. This public tasting and retail sale limit can be expanded for properties within the ALR as permitted by ALC's regulations and policies.

CANNABIS PRODUCTION FACILITY means a facility for producing, processing, sorting, providing, shipping, delivering and/or destroying of cannabis and cannabis related products can include analytical testing in permitted industrial zones and must be licensed by Health Canada. This land use does not include the retail sale or dispensing of cannabis.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

FOOD PRIMARY ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However, a full range of appetizers and main courses must be available whenever liquor is available. These establishments may be holders of a Food Primary liquor licences.

GENERAL INDUSTRIAL USE means land and/or a buildings used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or distribution of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, amusement arcades, and racquet clubs.

WAREHOUSING means development used to store products or goods before moving them to another location. In general, this land use does not include the retail sale of services or goods on-site. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or retail sale operations can occur but shall be limited in scale and be accessory to the warehousing listed above. The net floor area devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the gross floor area of the building(s) devoted to the warehousing. E-commerce locations that have consumer pickup is permitted as long as the warehousing portion is at least 90% of the gross floor area of the building and the gross floor area of the pickup location (including any retail portion) is not larger than 235 square metres.