

WAREHOUSE FOR LEASE:

20 – 364 Lougheed Road, Kelowna

- 2013 sf of warehouse and office just off Lougheed Road near Highway 97N
- Great loading via 12'x11'11" grade and 12'x11'11" dock loading
- Approx. 18' ceilings to truss in 1263sf Warehouse | 100 amp 3 phase power
- 375sf of office on both floors | Available October 1st, 2018
- I2 zoning (see attached) | a/c unit in office and fans in warehouse



Unit	Size (ft.²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
20	2013	\$11.25*	\$4.25	\$2600	Utilities & GST

*Base Rent to increase 3% annually to cover inflation

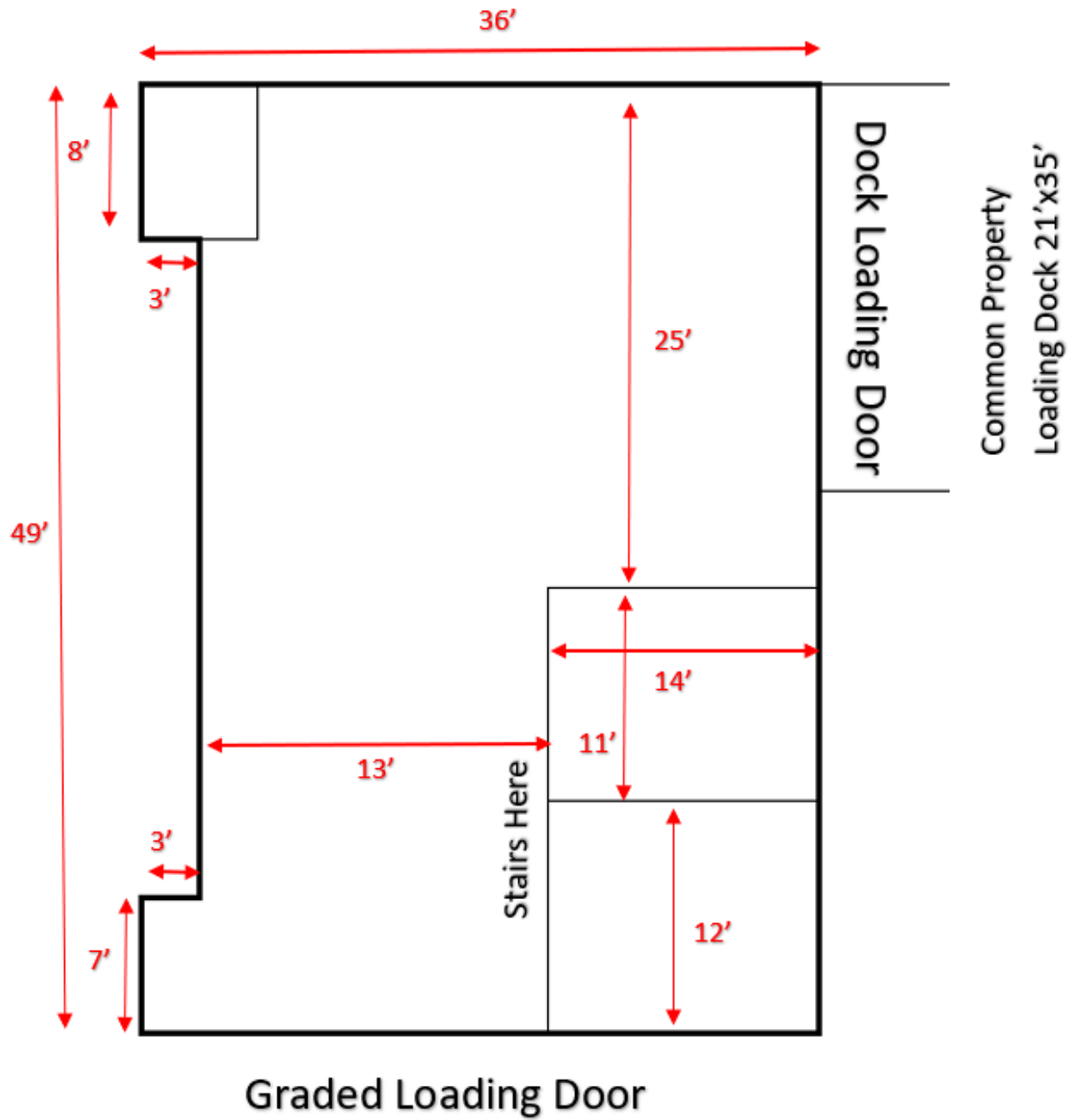


Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

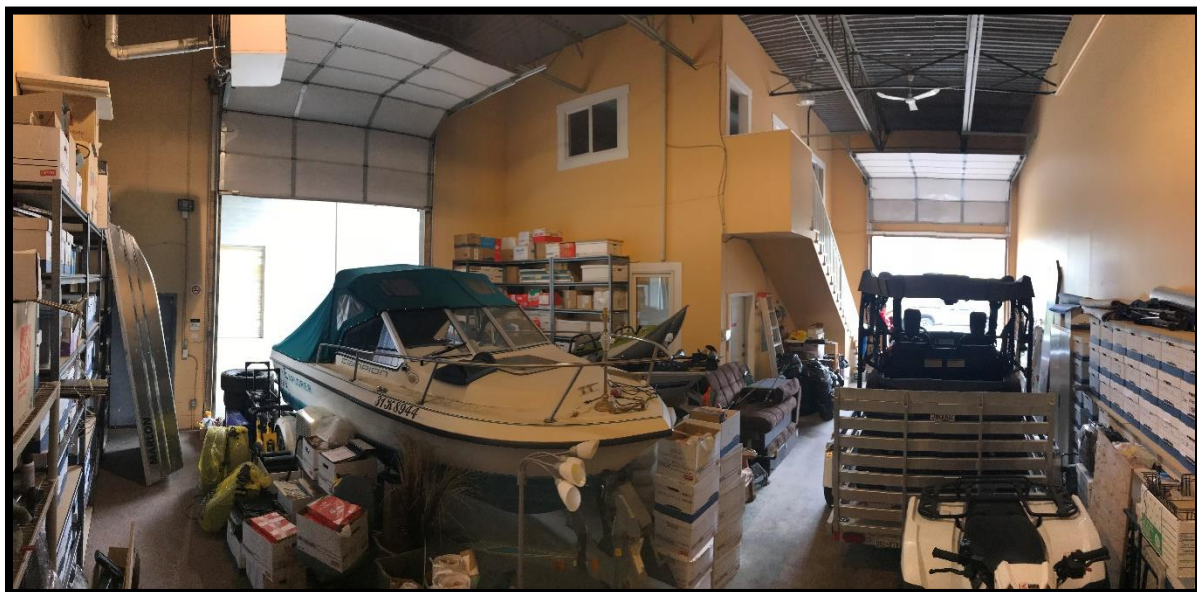
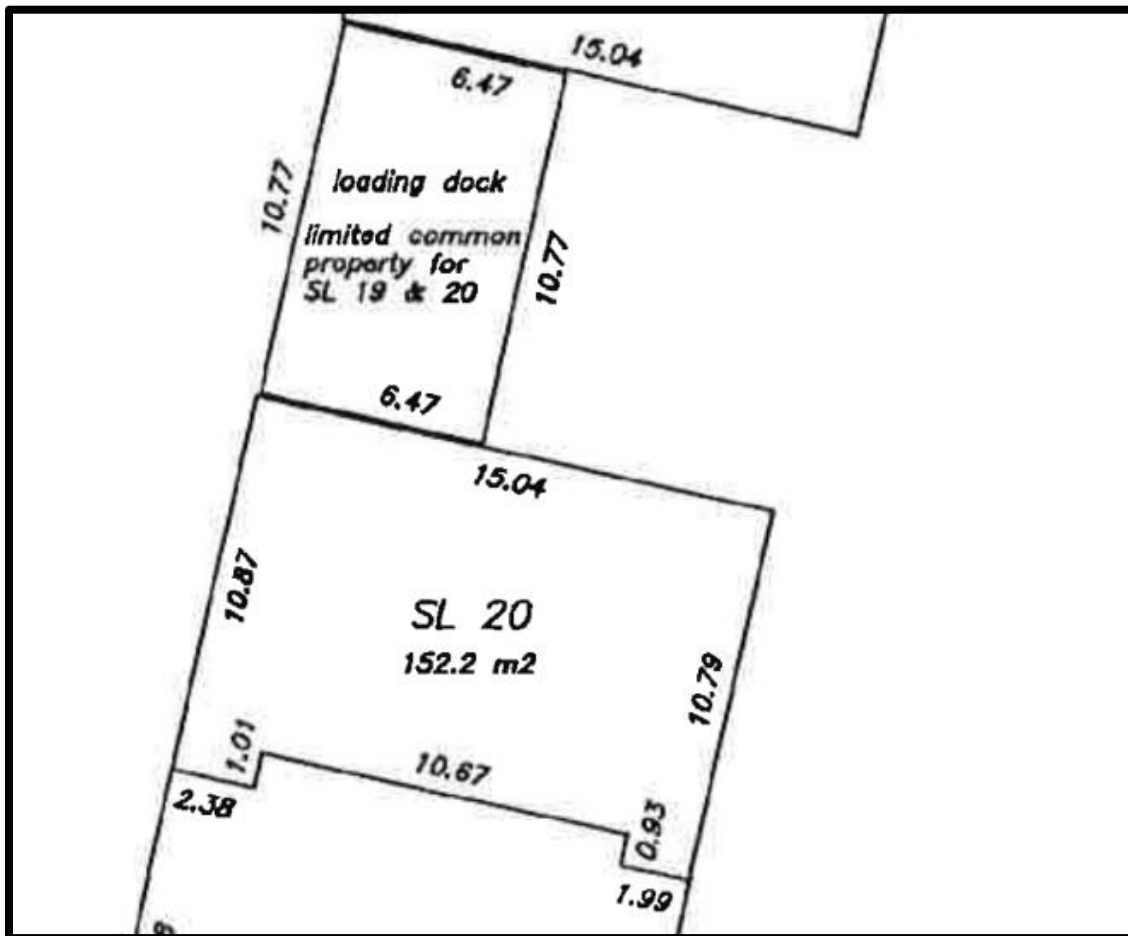
Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com
Fax: 888.861.5006

APPROXIMATE MAIN FLOOR PLAN:



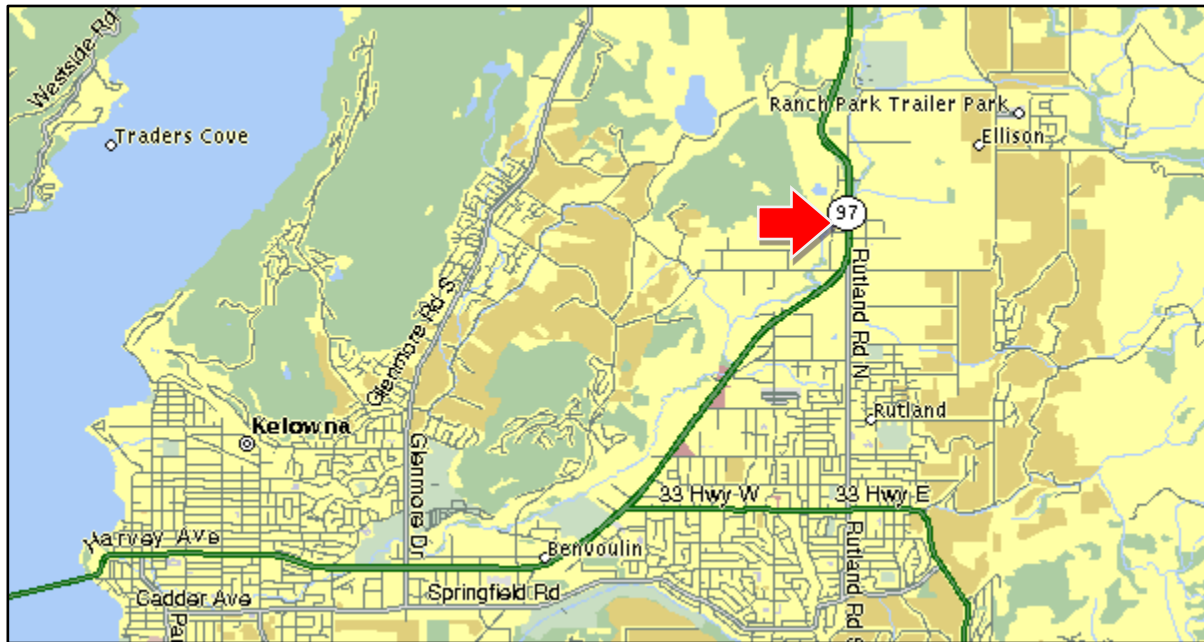
STRATA PLAN AND PHOTOS:



PHOTOS:



LOCATION



CITY OF KELOWNA CONSOLIDATED ZONING BYLAW 8000:

15.2 I2 – General Industrial

15.2.1 Purpose

The purpose is to provide for general industrial uses.

15.2.2 Principal Uses

The principal uses in this zone are:

BL9348 added animal clinics, major and renumbered subsequent paragraphs

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) bulk fuel depots
- (f) commercial storage
- (g) contractor services, general
- (h) contractor services, limited
- (i) convenience vehicle rentals
- (j) custom indoor manufacturing
- BL8960 deleted eating & drinking establishments, minor*

BL8800 added a new paragraph (k) and renumbered the subsequent paragraphs

- (k) emergency and protective services
- (l) equipment rentals
- (m) fleet services

BL8960 added the following food primary use:

(n) food primary establishment

(o) gas bars

*(p) **general industrial uses***

(q) household repair services

BL8960 added the following liquor primary use:

(r) liquor primary establishment, minor

(s) outdoor storage

(t) participant recreation services, indoor

BL9120 added private clubs and renumbered the subsequent paragraphs:

- (u) private clubs
- (v) rapid drive-through vehicle services
- (w) recycling depots
- (x) recycled materials drop-off centres
- (y) service stations, minor
- (z) service stations, major
- (aa) truck and mobile home sales/rentals
- (bb) utility services, minor impact
- (cc) vehicle and equipment services, industrial
- (dd) warehouse sales

15.2.3 Secondary Uses

The secondary uses in this zone are:

- (a) residential security/operator unit
- (b) care centres, major