

WAREHOUSE FOR LEASE:

22 – 364 Lougheed Road, Kelowna

Just off Lougheed Road near Highway 97N and Edwards



EXCELLENT VALUE FEATURING:

- 7165sf on main floor plus bonus 500sf of second floor office
- Great loading via 3 overhead doors 14'x12' – 10'x12' – 16'x14'
- 18' ceilings and 3 phase power 400 amp 600 volt | 12 General Industrial (see below)
- Fenced yard and ample parking available | Radiant gas heat in the warehouse
- Available September 1, 2017 (possibly earlier if needed)

FOR MORE INFORMATION PLEASE CONTACT:



CorpAccord.com

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This project is
MLS marketed

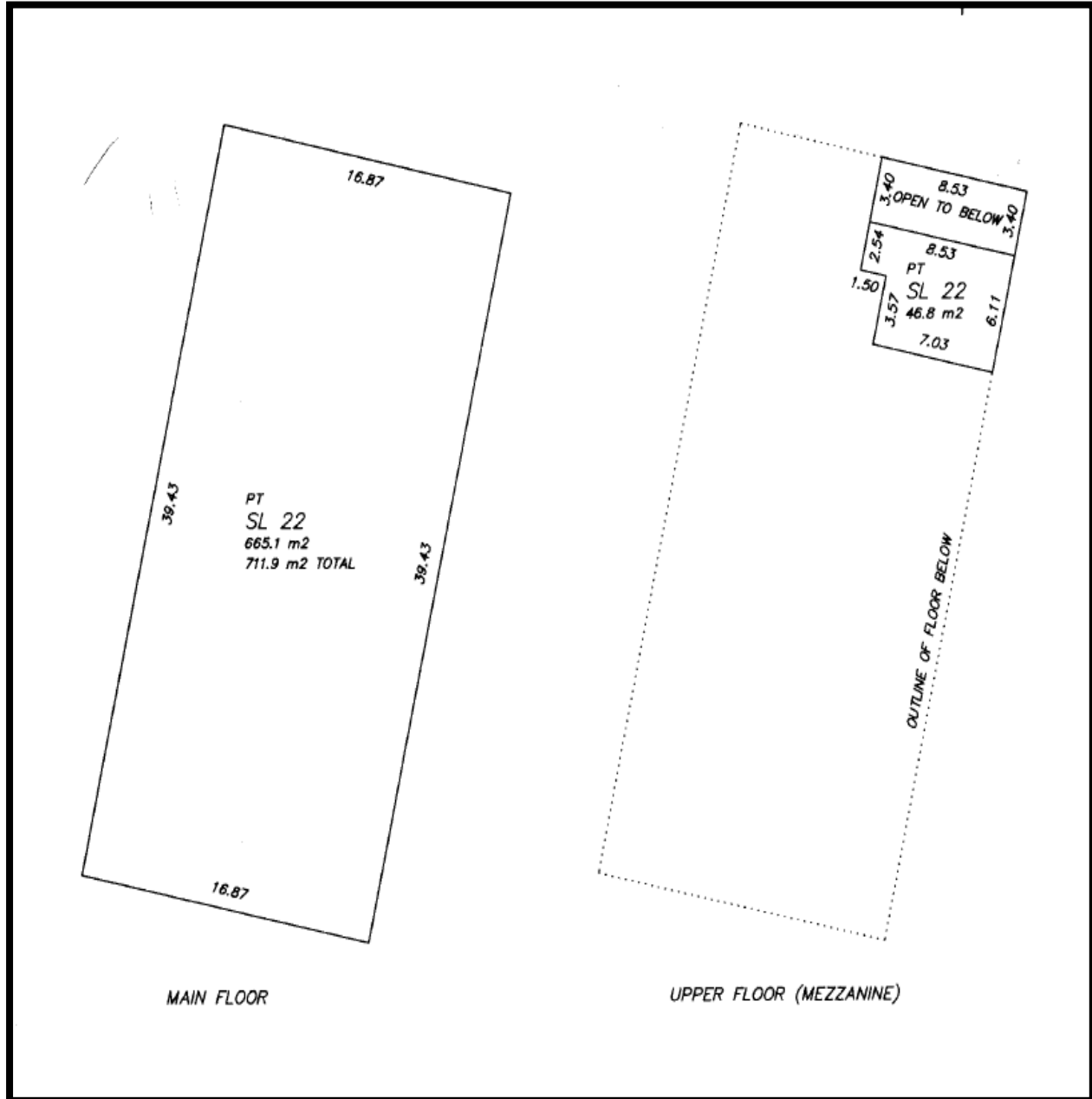
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COSTING:

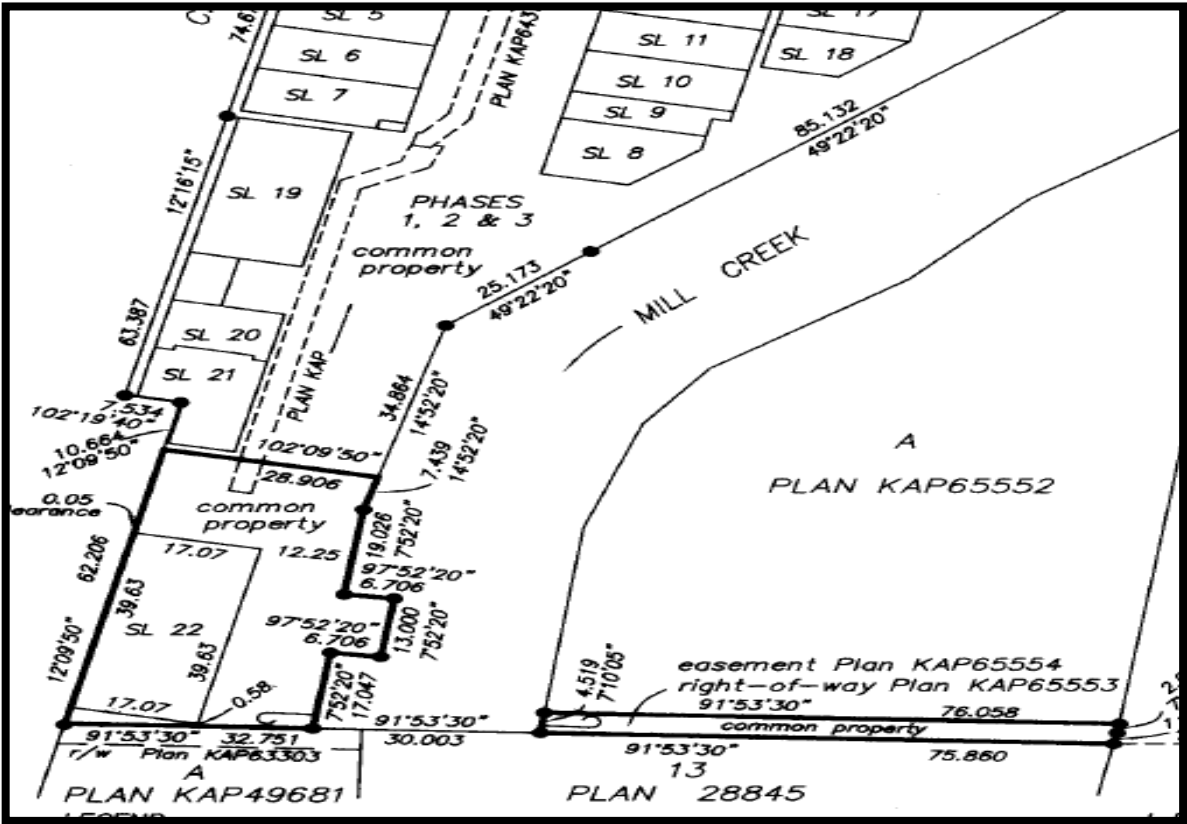
* Base Rent to increase 3% annually to cover inflation

Main Floor <i>(approx)</i>	Base Rent* <i>(per SF per yr)</i>	Triple Net <i>(per SF per yr)</i>	Total Rent * <i>(per month)</i>	Additional
7165sf	\$10.50	\$4.16	\$8753	GST and Utilities

FLOORPLANS:



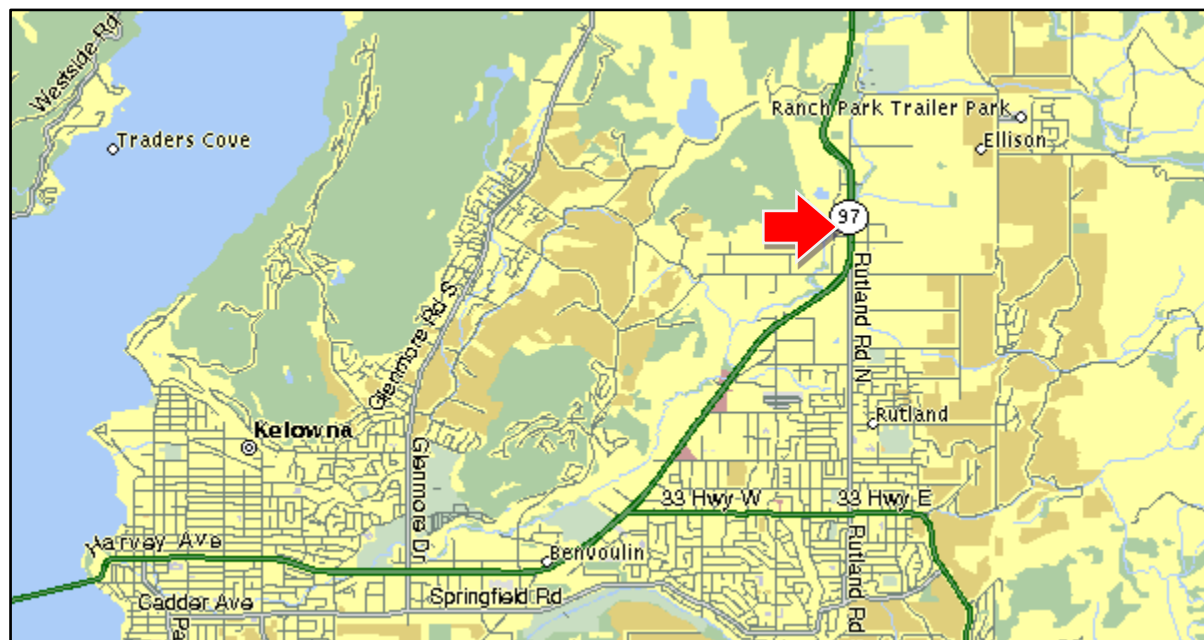
SITE PLAN AND PHOTOS:



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