

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

PETER BOUCHARD

MANAGING BROKER

E: Peter@CorpAccord.com

C: 250.470.9551

STEWART DUNBAR

PERSONAL REAL ESTATE CORPORATION

E: Stewart@CorpAccord.com

C: 250.718.8775

This project is
MLS marketed

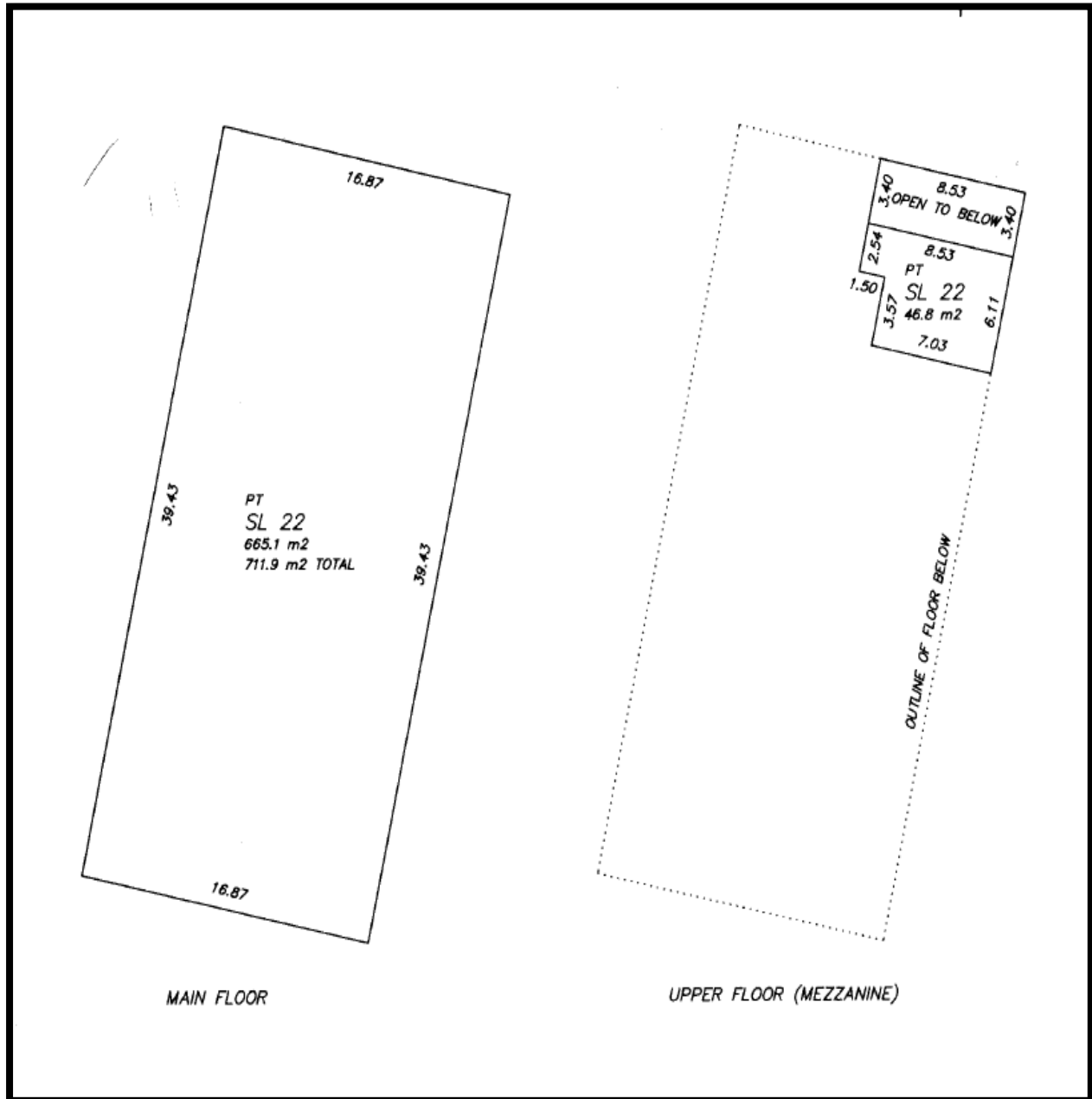
The information contained herein was obtained from sources assumed to be reliable but is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms/conditions existing at the time of any transaction taking place. Plans, sizes, rates and inducements are subject to change without notice. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship.

COSTING:

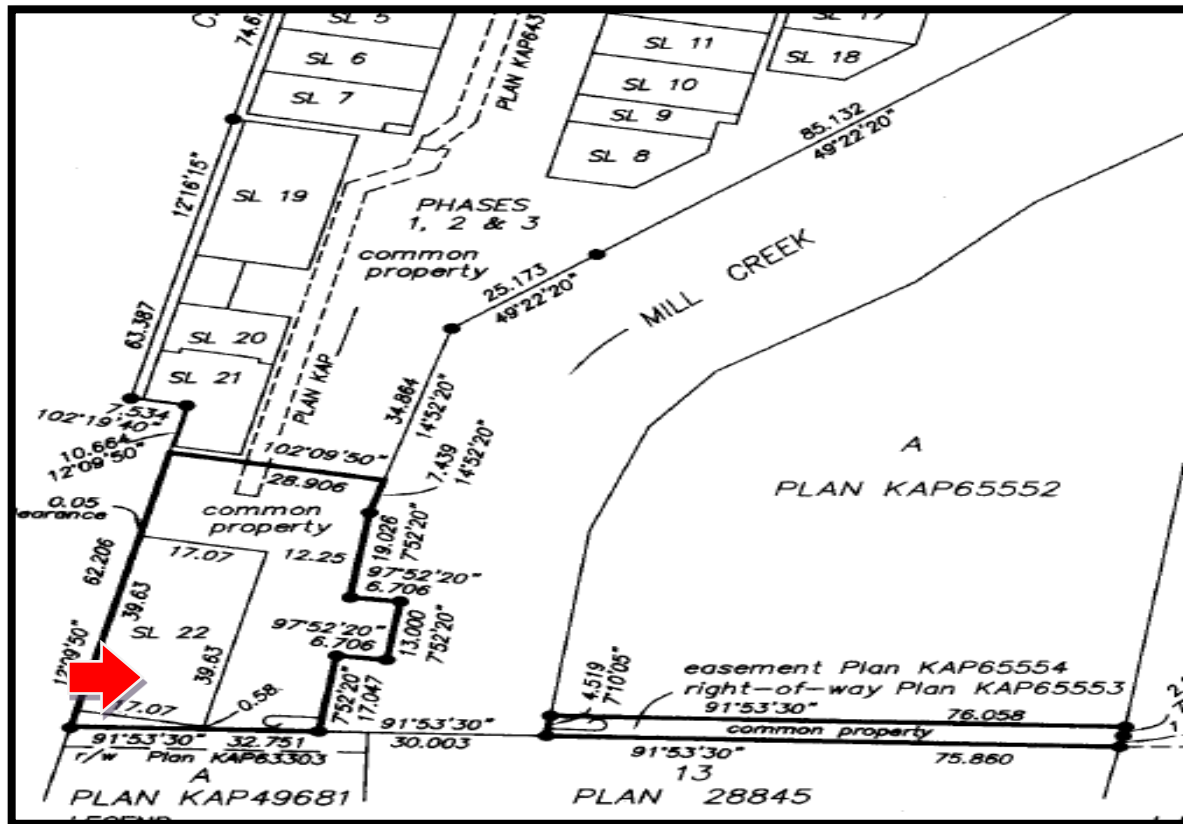
* Base Rent to increase 3% annually to cover inflation

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

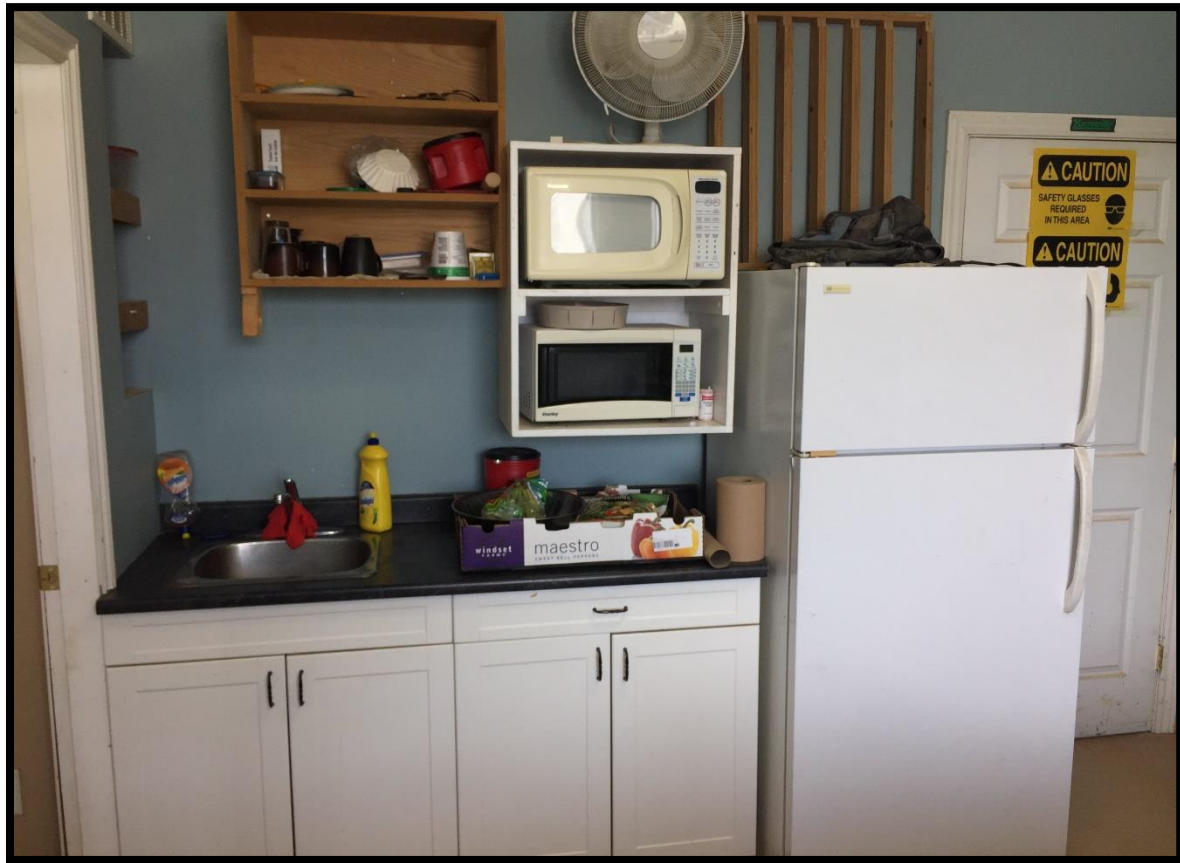
FLOORPLANS:



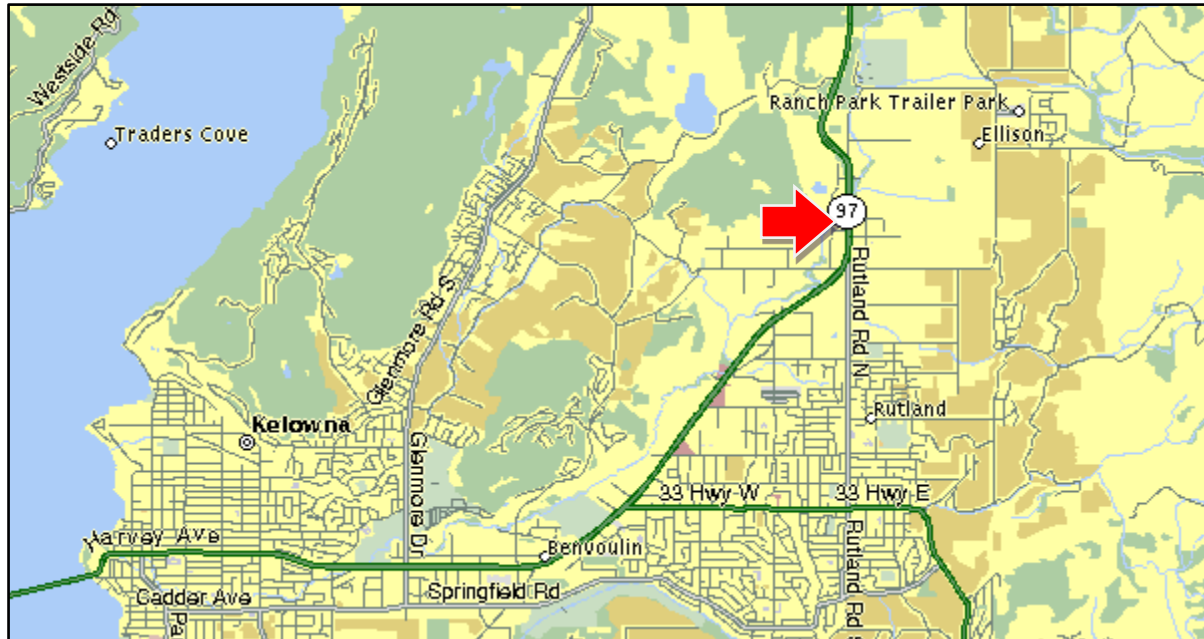
SITE PLAN AND PHOTOS:



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