

WAREHOUSE FOR LEASE:

6 – 364 Lougheed Road, Kelowna

- 2283 sf of warehouse just off Lougheed Road near Highway 97N
- **BONUS:** 750 sf storage mezzanine and air compressor usage
- Approx. 20' ceilings in over 60% of the space | 200 amp 3 phase power
- Heat pump units provide cooling to warehouse area
- Available immediately | I2 zoning (see attached)



Unit	Main Floor Size (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
6	2283	\$12.50*	\$5.00	\$3329	Utilities & GST

**Base Rent to increase 3% annually to cover inflation*

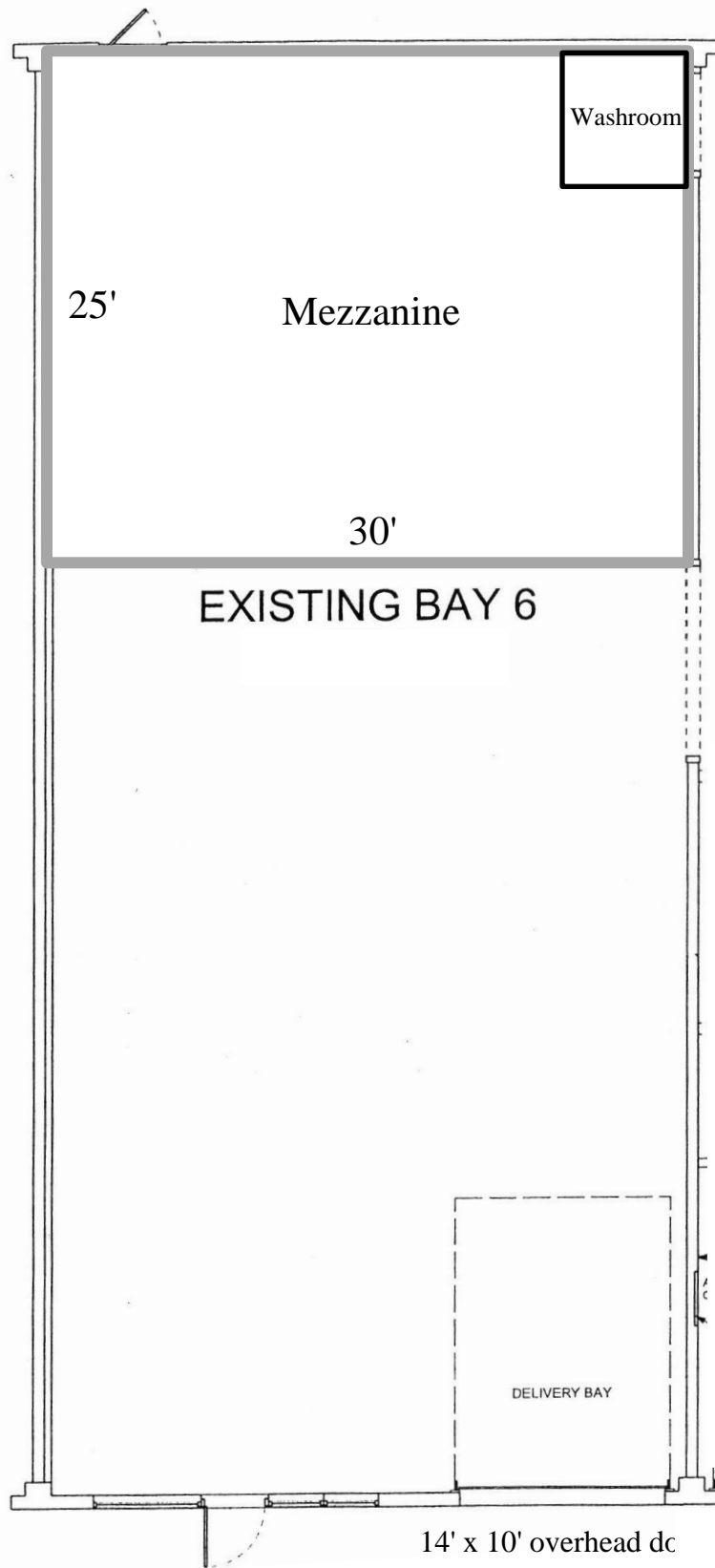


Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

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

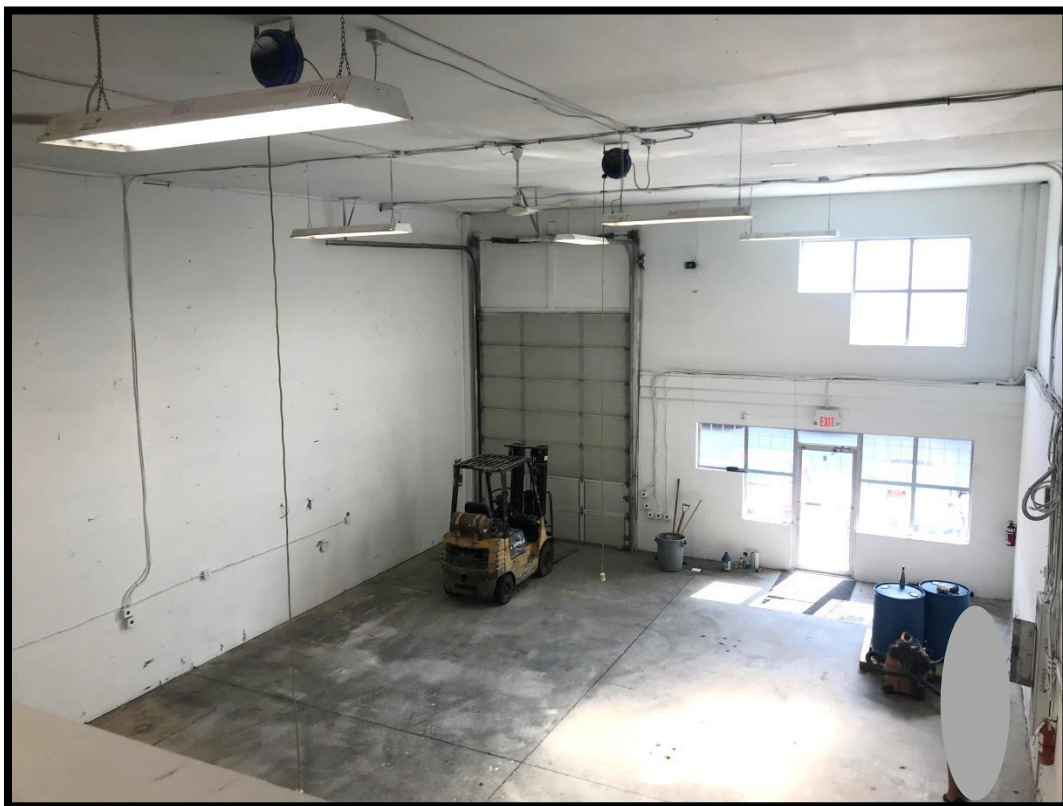
www.CorpAccord.com
Fax: 888.861.5006

APPROXIMATE MAIN FLOOR PLAN:



PARKING

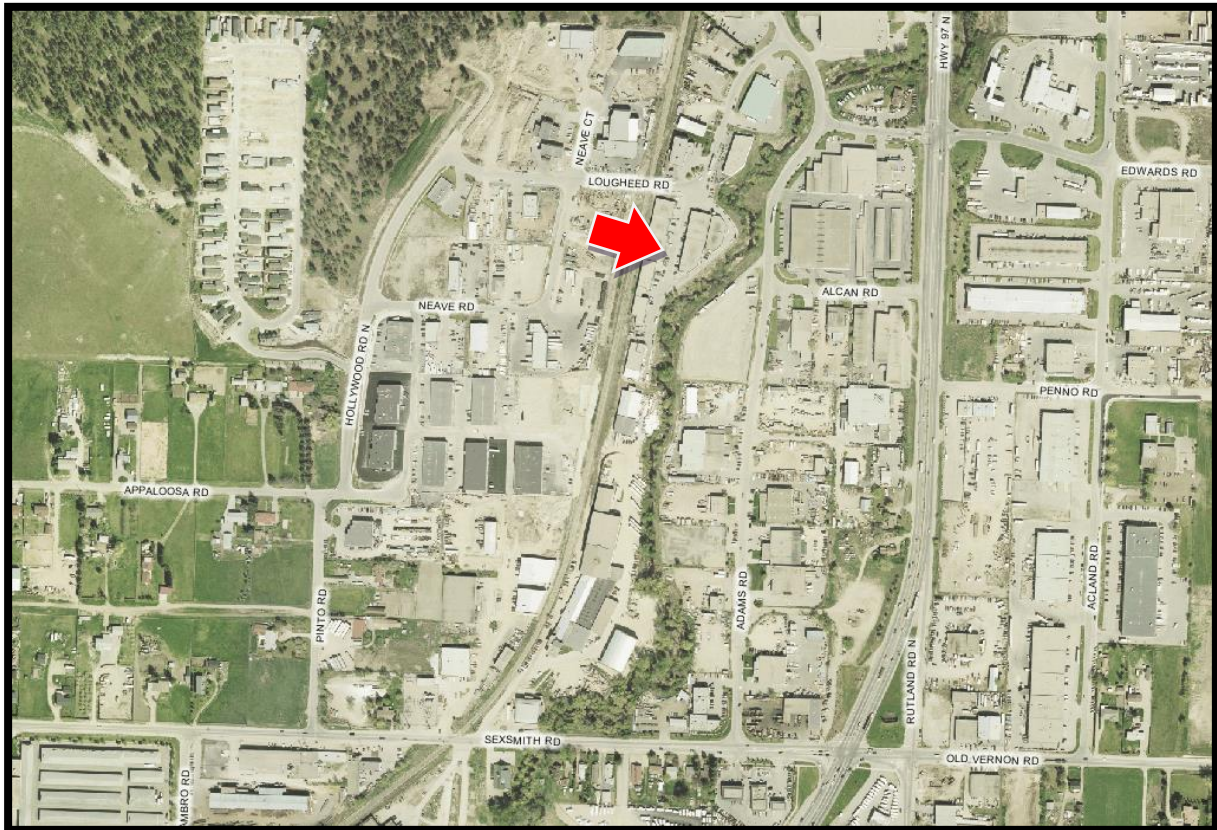
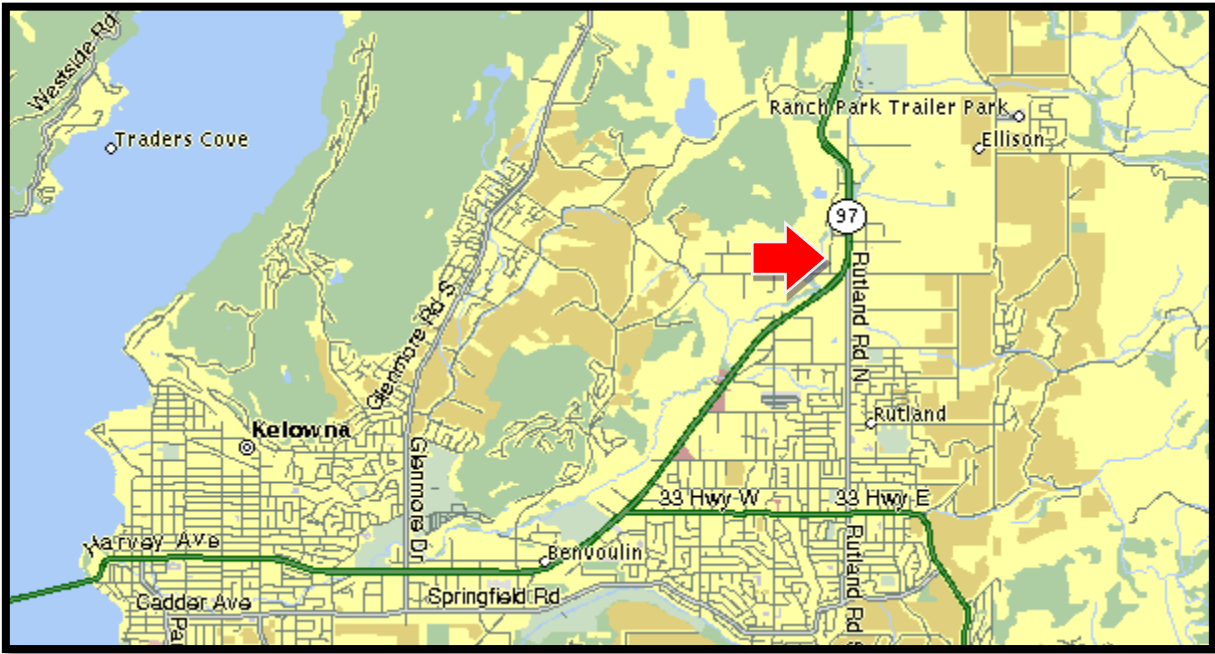
INTERIOR PHOTOS:



ADDITIONAL PHOTOS:



LOCATION



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

