

WAREHOUSE FOR LEASE

6 – 364 Lougheed Road, Kelowna

- Great location just off Lougheed Road near Highway 97N
- 3033sf: 2283sf of warehouse plus 750 sf storage mezzanine
- 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	Deemed Main Floor (ft. ²)	Deemed 2 nd Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month**	Parking Spaces
6	2283	750	\$14.00	\$4.90	\$4777	3

*Base rent increases 3% per year to cover inflation | **Plus GST and utilities

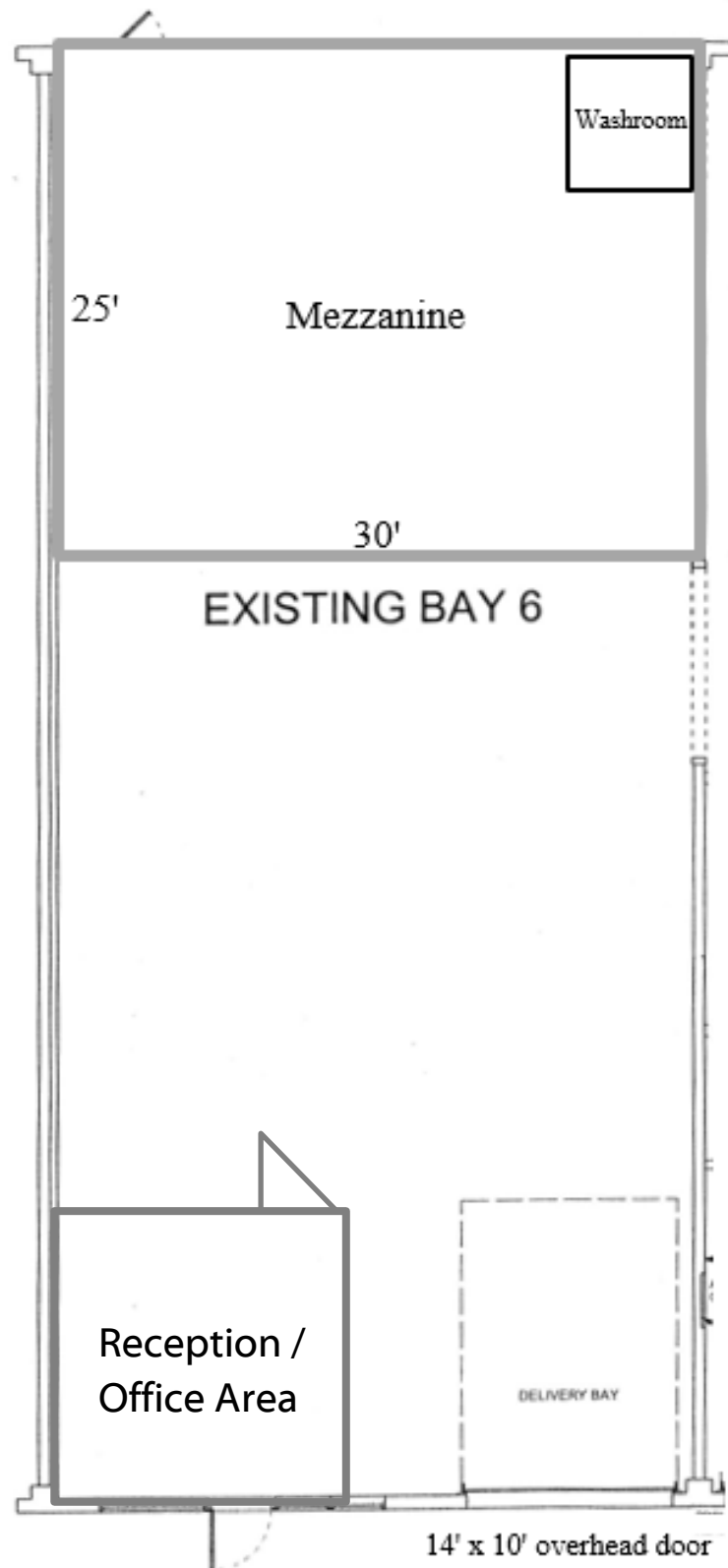


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Approximate Floorplan (Measurements not guaranteed)

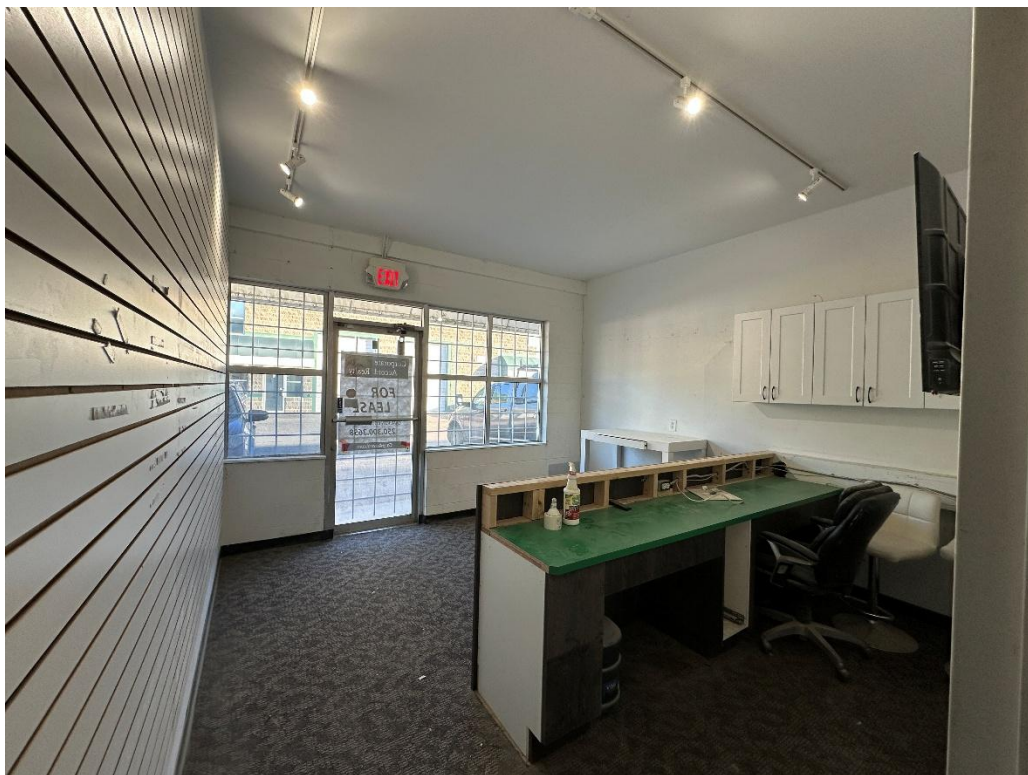


PARKING

Interior Photos (with 10' x 12' bay door)



Additional Photos



Continued: 12 Zoning Uses Ber Bylaw 12375 (Subject to change):

Uses	Zones										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
22 Drive Throughs	-	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	P ⁻¹⁴	-	-
23 Education Services	-	P	P	P	P	P	P	P	P	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P
27 Food Primary Establishment	P ⁻⁵	P	P	P	P	P	P	P	P	P ⁻⁵	P ⁻⁵
28 Gaming Facilities	-	-	-	-	P ⁻⁸	P ⁻⁸	-	-	-	-	-
29 Gas Bar	P ⁻¹²	P ⁻¹²	-	P ⁻¹²	P ⁻¹²	P ⁻¹²	P ⁻¹²	P ⁻¹²	P ⁻¹²	-	P ⁻¹²
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-
34 Home-Based Business, Major	-	-	S ⁻¹⁰	S ⁻¹⁰	S ⁻¹⁰	S ⁻¹⁰	S ⁻¹⁰	S ⁻¹⁰	S ⁻¹⁰	-	-
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-
38 Liquor Primary Establishment	P ^{-4,-2}	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁴	P ⁻⁵	P ⁻⁵
39 Marinas	-	-	-	-	-	-	-	-	-	-	-
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P
44 Offices	P ⁻⁶	P ⁻⁶	P	S	P	P	P	P	P	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46 Parks	-	-	S	S	S	S	S	S	S	-	-
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57 Retail	P	P	P	P	P	P	P	P	P	-	-
58 Retail Cannabis Sales	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	P ⁻⁹	S ⁻⁹	S ⁻⁹
59 Secondary Suite	-	-	-	-	S ⁻¹⁵	S ⁻¹⁵	S ⁻¹⁵	S ⁻¹⁵	S ⁻¹⁵	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	P ⁻¹¹	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-