

MODERN INDUSTRIAL FOR LEASE:

# 1200 Mayfair Road, Kelowna, BC

*Just east of Highway 97N near the Porsche Dealership*



## Your business deserves this Worman Commercial designed building!

Ready for occupancy during the fall of 2025! This **fully air-conditioned** modern industrial project boasts 23-foot ceilings, large 12 x 12-foot bay doors, and expansive modern glazing that allows for abundant natural light. Flexible space options range from 2,042 to 35,872 ft.<sup>2</sup>, with optional mezzanines, making this an ideal solution for businesses of all sizes. Zoned Industrial I2, the building is well-suited for a variety of industrial or commercial uses. This property offers both functionality and style, with ample parking, convenient loading areas, and easy access. Its innovative precast walls feature a contemporary design with fluted concrete and inlaid stainless steel reveals.

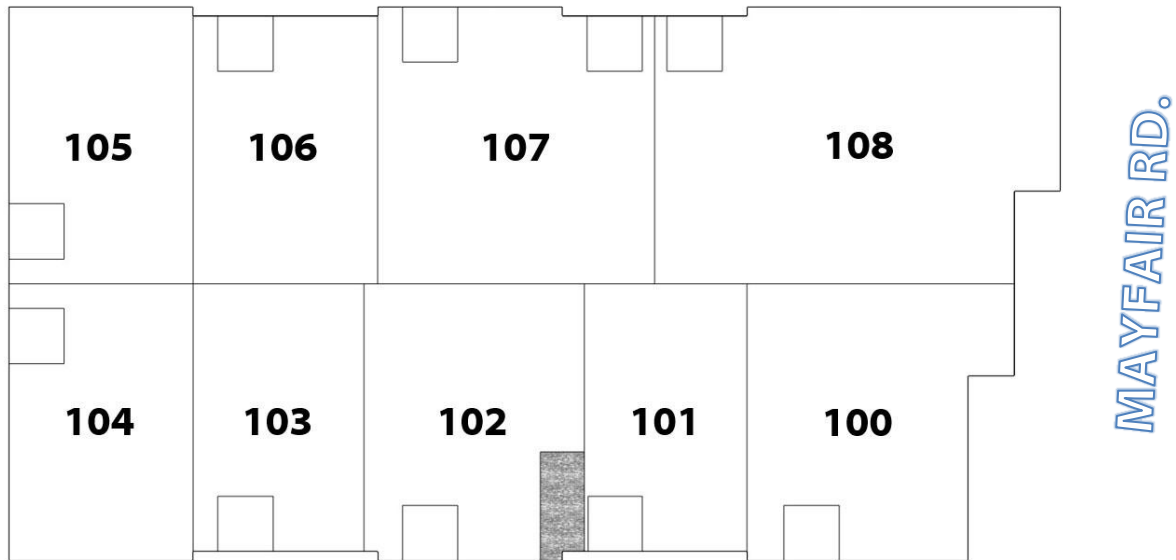


**Cameron Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.300.3658 | [Cam@CorpAccord.com](mailto:Cam@CorpAccord.com)

**Peter Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.470.9551 | [Peter@CorpAccord.com](mailto:Peter@CorpAccord.com)

[www.CorpAccord.com](http://www.CorpAccord.com) | 500 Sarsons Road, Kelowna, BC V1W 1C2

# GREAT VALUE ON MAIN FLOOR UNITS:



Unit(s)	Main Floor (ft. <sup>2</sup> )	Mezzanine (ft. <sup>2</sup> )	Base Rent [1]	All in Monthly [2]	Parking Stalls	Overhead Doors
100	3080	0	\$21.00	\$6,994	8	1
101	2042	0	\$19.50	\$4,382	5	1
102	2635	0	\$19.00	\$5,544	5	1
103	2146	0	\$19.50	\$4,605	5	1
104	2400	0	\$19.50	\$5,150	6	1
105	2400	0	\$19.00	\$5,050	5	1
106	2320	0	\$19.00	\$4,882	9	1
107	3560	0	\$19.00	\$7,491	6	2
108	5040	0	\$19.25	\$10,710	12	1
100 & 101	5122	0	\$19.25	\$10,884	13	2
100-103	9903	0	\$19.00	\$20,838	23	4
100-102, 108	12,797	0	\$19.25	\$27,194	30	4
100-104, 108	17,343	0	\$19.00	\$36,493	41	6
100-108	25,623	0	\$19.00	\$53,915	61	10

As of  
2/26/25

Available

Pending

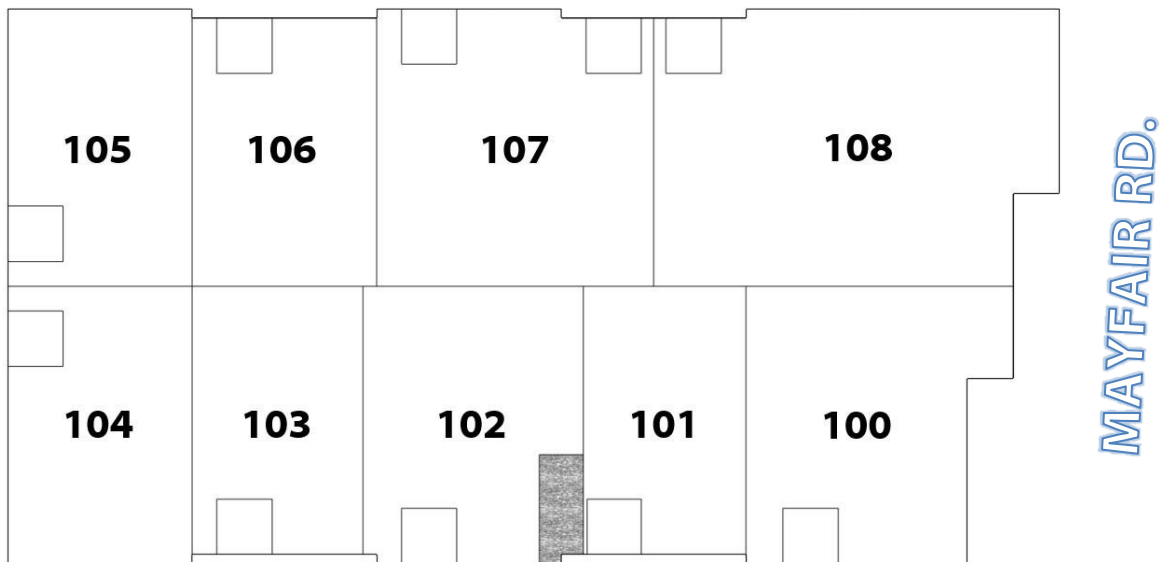
Leased

Including perimeter drywall, a rooftop heating and air-conditioning unit, a 3 phase 200 amp panel, 12'x12' bay door(s), base building sprinkler grid, one handicap washroom and a concrete floor.

1 | "Base Rent" increases 3% per year to cover inflation.

2 | "All in Monthly" includes Base Rent and \$6.25 / ft.<sup>2</sup> / yr est. triple net and excludes GST and utilities.

# GREAT VALUE ON UNITS WITH MEZZANINES:



Unit(s)	Main Floor (ft. <sup>2</sup> )	Mezzanine (ft. <sup>2</sup> ) [1]	Base Rent [2]	All in Monthly [3]	Parking Stalls	Overhead Doors
100	3080	1232	\$19.50	\$8,611	8	1
101	2042	817	\$18.00	\$5,352	5	1
102	2635	1054	\$17.50	\$6,752	5	1
103	2146	858	\$18.00	\$5,624	5	1
104	2400	960	\$18.00	\$6,290	6	1
105	2400	960	\$17.50	\$6,150	5	1
106	2320	928	\$17.50	\$5,945	9	1
107	3560	1424	\$17.50	\$9,123	6	2
108	5040	2016	\$17.75	\$13,062	12	1
100 & 101	5122	2049	\$17.75	\$13,275	13	2
100-103	9903	3961	\$17.50	\$25,376	23	4
100-102, 108	12,797	5119	\$17.75	\$33,166	30	4
100-104, 108	17,343	6937	\$17.50	\$44,441	41	6
100-108	25,623	10,249	\$17.50	\$65,659	61	10

As of  
2/26/25

Available

Pending

Leased

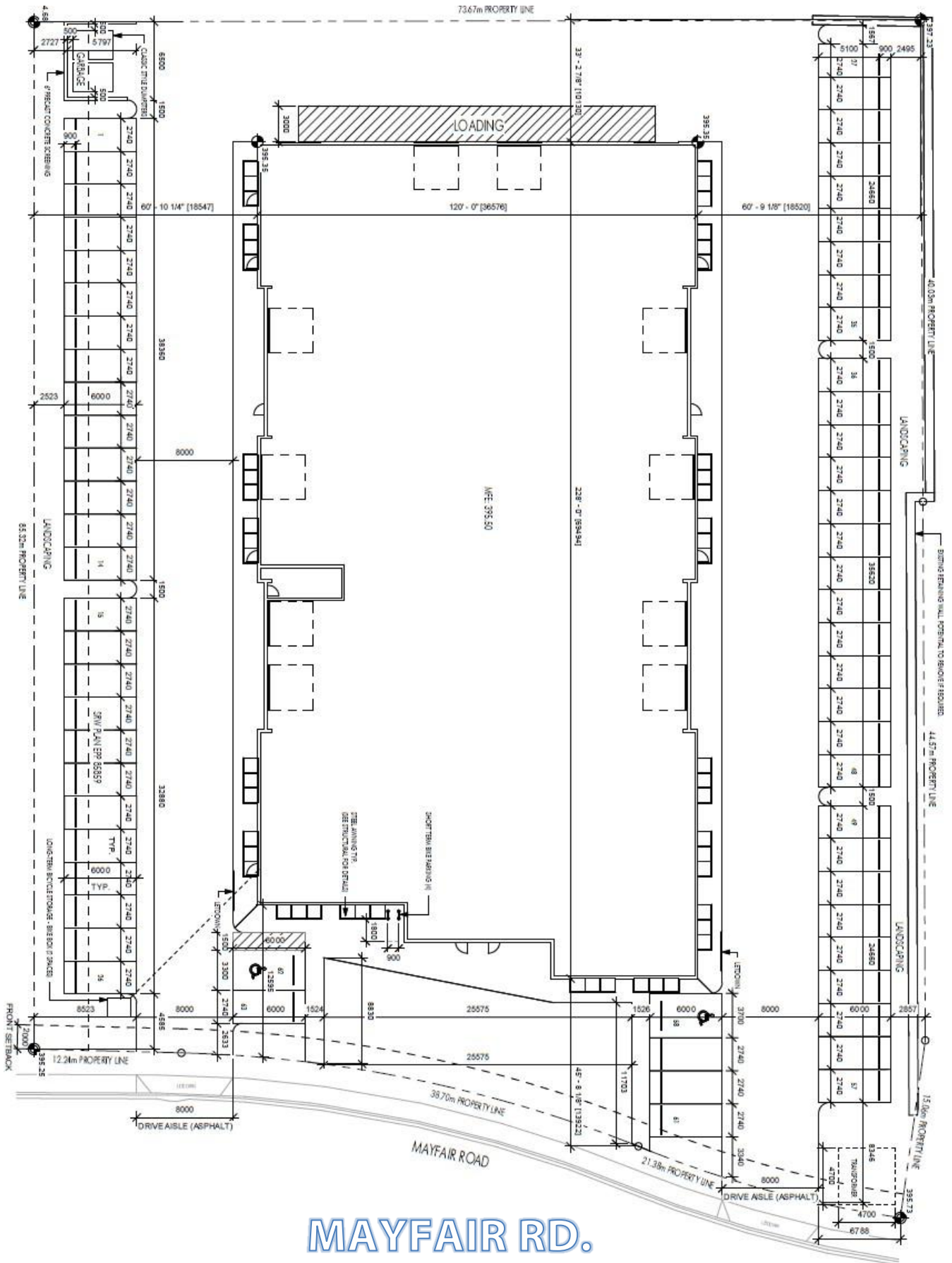
Including perimeter drywall, a rooftop heating and air-conditioning unit, a 3 phase 200 amp panel, 12'x12' bay door(s), base building sprinkler grid, one handicap washroom and a concrete floor.

1 | Estimated mezzanine size is subject to city approval. Pricing includes a storage mezzanine and staircase.

2 | "Base Rent" increases 3% per year to cover inflation.

3 | "All in Monthly" includes Base Rent and \$6.25 / ft.<sup>2</sup> / yr est. triple net and excludes GST and utilities.

# SITE PLAN:



MAYFAIR RD.



# I2 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I2*												
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3	Alcohol Production Facility	-	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6	Apartment Housing	P <sup>.6</sup>	P <sup>.6</sup>	P	P	P	P	P	P	P	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S <sup>.11</sup>	-	-	-	-	-	P	P	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I2*												
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	
22	Drive Throughs	-	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	P <sup>.14</sup>	-	-	-
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 <sup>.5</sup>	P	P	P	P	P	P	P	P	P <sup>.5</sup>	P <sup>.5</sup>	-
28	Gaming Facilities	-	-	-	-	P <sup>.8</sup>	P <sup>.8</sup>	-	-	-	-	-	-
29	Gas Bar	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	-
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 <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	-	-	-
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 <sup>.4,5</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.5</sup>	P <sup>.5</sup>	-
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 <sup>.6</sup>	P <sup>.6</sup>	P	S	P	P	P	P	P	-	-	-

# 12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use)										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
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 <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>
59 Secondary Suite	-	-	-	-	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-

