

MODERN INDUSTRIAL FOR LEASE:

1200 Mayfair Road, Kelowna, BC

Just east of Highway 97N near the Porsche Dealership



Only One Unit Left!

Your business deserves this Worman Commercial designed building!

Ready for occupancy during December 2025/January 2026! 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. 2,846 ft.² main floor area, 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.

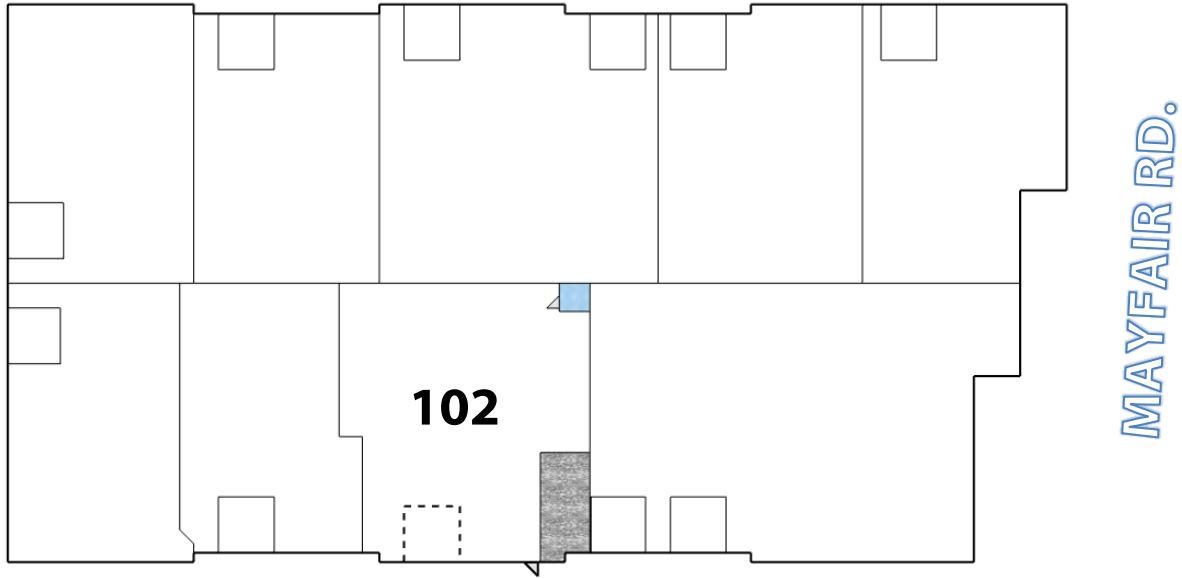
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GREAT VALUE ON MAIN FLOOR UNITS:



Unit(s)	Main Floor (ft. ²)	Mezzanine (ft. ²)	Base Rent [1]	All in Monthly [2]	Parking Stalls	Overhead Doors
100	3080	0	\$21.00	\$7,176	8	1
101	2042	0	\$19.50	\$4,503	5	1
102	2846	0	\$19.00	\$6,157	5	1
103	2106	0	\$19.50	\$4,644	5	1
104	2237	0	\$19.50	\$4,933	6	1
105	2400	0	\$19.00	\$5,192	5	1
106	2320	0	\$19.00	\$5,019	9	2
107	3560	0	\$19.00	\$7,701	6	1
108	5040	0	\$19.25	\$11,008	12	1
102&103	4952	0	\$19.00	\$10,713	10	2
103&104	4343	0	\$19.25	\$9,486	11	2
102-104	7,189	0	\$19.00	\$15,552	16	3

As of
6/12/25

Available

Pending

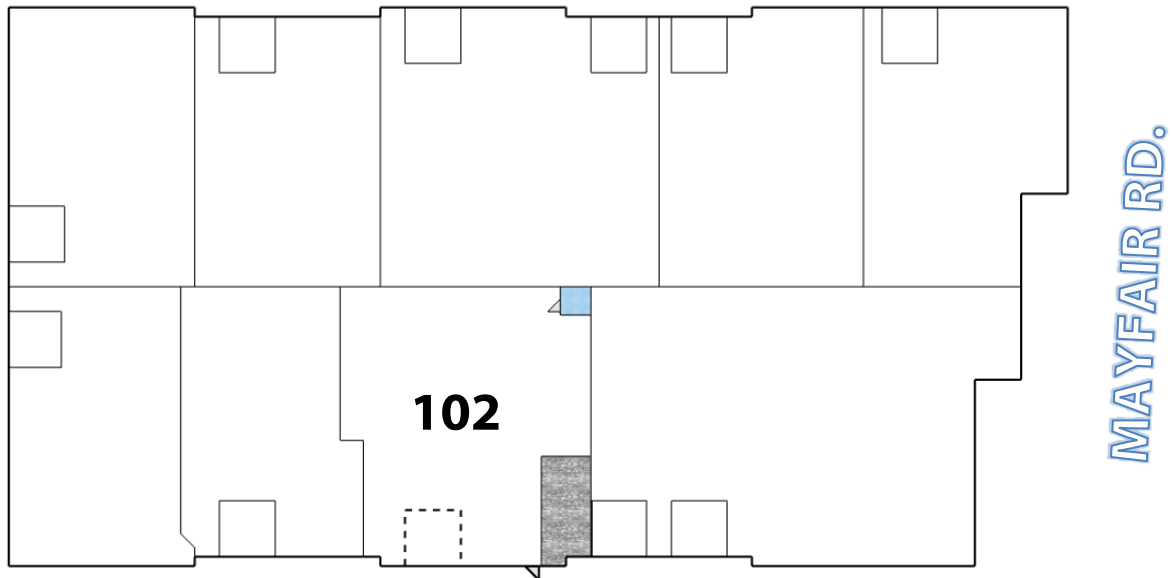
Leased

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 \$6.96 / ft.² / yr est. triple net and excludes GST and utilities.

GREAT VALUE ON UNITS WITH MEZZANINES:



Unit(s)	Main Floor (ft. ²)	Mezzanine (ft. ²) [1]	Base Rent [2]	All in Monthly [3]	Parking Stalls	Overhead Doors
100	3080	1232	\$19.50	\$8,793	8	1
101	2042	817	\$18.00	\$5,473	5	1
102	2846	1138	\$17.50	\$7,461	5	1
103	2106	842	\$18.00	\$5,644	5	1
104	2237	895	\$18.00	\$5,995	6	1
105	2400	960	\$17.50	\$6,292	5	1
106	2320	928	\$17.50	\$6,082	9	2
107	3560	1424	\$17.50	\$9,333	6	1
108	5040	2016	\$17.75	\$13,360	12	1
102&103	4952	1981	\$17.50	\$12,982	10	2
103&104	4343	1737	\$17.75	\$11,513	11	2
102-104	7,189	2876	\$17.50	\$18,847	16	3

As of
6/12/25

Available

Pending

Leased

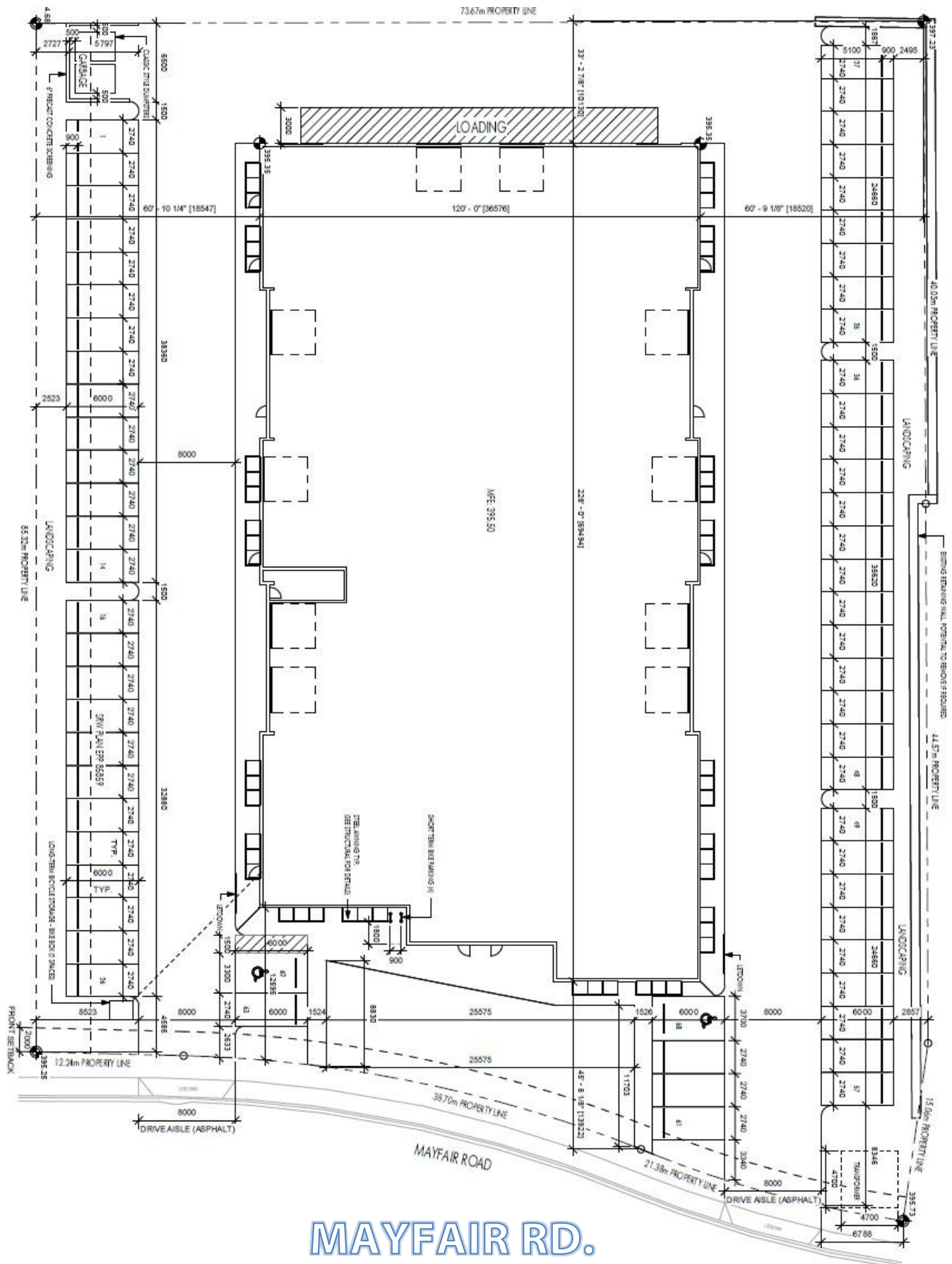
Including perimeter drywall, a rooftop heating and air-conditioning unit, a 3 phase 200 amp panel, 12'x12' bay door(s), base building sprinkler grid, one handicap washroom and a concrete floor.

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 \$6.96 / main floor ft.² / yr est. triple net and excludes GST and utilities.

MAYFAIR RD.



I2 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses		Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)										
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
1	Accessory Buildings or Structures	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
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}
4	Animal Clinics, Major	-	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
6	Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S ^{.11}	-	-	-	-	-	P	P
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	-	-
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, *I* Intensity)										
		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, 5}	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	-	-

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 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	-	-	-	-	-	-	-	-	-	-	-

