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 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.



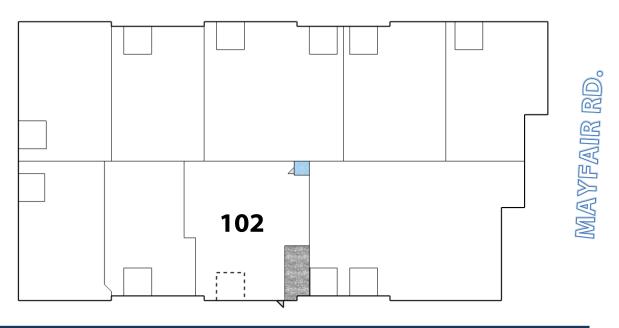
Cameron Bouchard, B.Comm.

Owner | Commercial Realtor

250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
Owner | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

GREAT VALUE ON MAIN FLOOR UNITS:



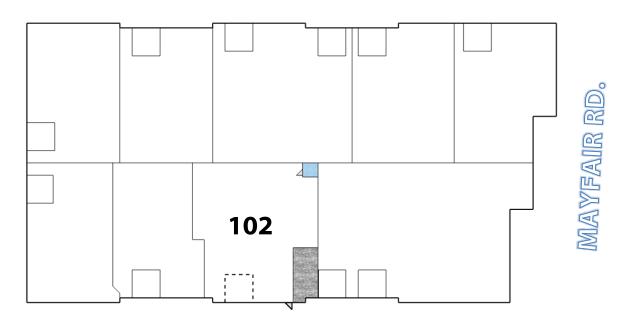
Unit(s)	Main Floor (ft.²)	Mezzanine (ft.²)	Base Rent [1]	All in Monthly [2]	Parking Stalls	Overhead Doors	
100	3080	0	\$21.00	\$7,176	8	1	
101	2042	0	\$19.50	\$4,503	5	1	
102	2846	0	\$19.00	\$6,157	5	1	
103	2106	0	\$19.50	\$4,644	5	1	
104	2237	0	\$19.50	\$4,933	6	1	
105	2400	0	\$19.00	\$5,192	5	1	
106	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:



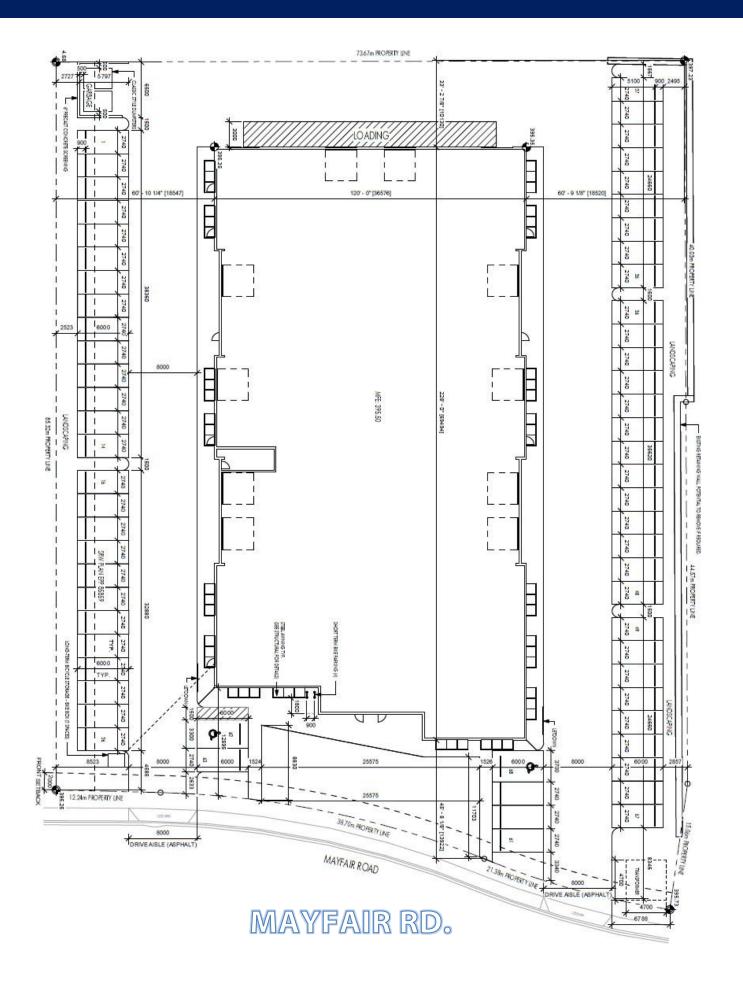
100 3080 1232 \$19.50 \$8,793 8 1 101 2042 817 \$18.00 \$5,473 5 1 102 2846 1138 \$17.50 \$7,461 5 1 103 2106 842 \$18.00 \$5,644 5 1 104 2237 895 \$18.00 \$5,995 6 1 105 2400 960 \$17.50 \$6,292 5 1 106 2320 928 \$17.50 \$6,082 9 2 107 3560 1424 \$17.50 \$9,333 6 1 108 5040 2016 \$17.75 \$13,360 12 1 102&103 4952 1981 \$17.50 \$12,982 10 2 103&104 4343 1737 \$17.75 \$11,513 11 2	Unit(s)	Main Floor (ft.²)	Mezzanine (ft.²) [1]	Base Rent [2]	All in Monthly [3]	Parking Stalls	Overhead Doors
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	100	3080	1232	\$19.50	\$8,793	8	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	101	2042	817	\$18.00	\$5,473	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	102	2846	1138	\$17.50	\$7,461	5	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	2106	842	\$18.00	\$5,644	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	104	2237	895	\$18.00	\$5,995	6	1
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	105	2400	960	\$17.50	\$6,292	5	1
108 5040 2016 \$17.75 \$13,360 12 1 102&103 4952 1981 \$17.50 \$12,982 10 2	106	2320	928	\$17.50	\$6,082	9	2
102&103 4952 1981 \$17.50 \$12,982 10 2	107	3560	1424	\$17.50	\$9,333	6	1
1.27.52	108	5040	2016	\$17.75	\$13,360	12	1
<i>103&104 4343</i> 1737 \$17.75 \$11,513 11 2	102&103	4952	1981	\$17.50	\$12,982	10	2
	103&104	4343	1737	\$17.75	\$11,513	11	2
<i>102-104 7,189</i> 2876 \$17.50 \$18,847 16 3	102-104	7,189	2876	\$17.50	\$18,847	16	3

As of 6/12/25 Available Pending Leased

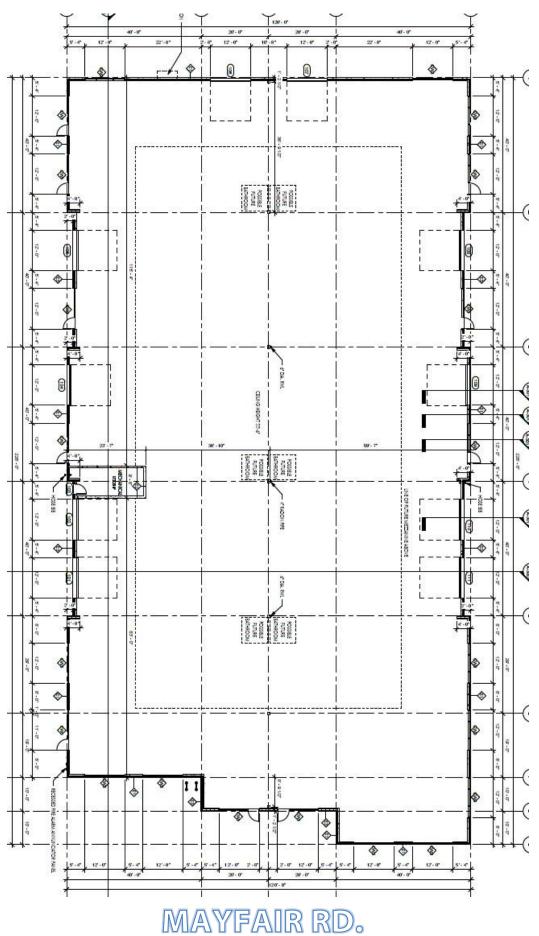
Including perimeter drywall, a rooftop heating and air-conditioning unit, a 3 phase 200 amp panel, 12'x12' bay door(s), base building sprinkler grid, one handicap washroom and a concrete floor.

- 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 \mid \textit{``All in Monthly'' includes Base Rent and $6.96 / \underline{main floor} ft.^2 / \textit{yr est. triple net and excludes GST and utilities.}$

SITE PLAN:



BUILDING PLAN WITH DIMENSIONS



	Uses								C	P' Principa	l Use, 'S' S	Zones econdary	Use, '
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	12	13
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.1	P.1	P.1	P.1	P.1	P.1	P.1	P.1	P.1	P1	P
4	Animal Clinics, Major	-	Р	Р	P	Р	Р	Р	Р	Р	P	Р	Р
5	Animal Clinics, Minor	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р
6	Apartment Housing	P .6	P.6	Р	Р	Р	Р	Р	Р	Р	-	٠	Ŀ
7	Auctioneering Establishments	-	Р	-	-	-	-	-	-	-	-	Р	Ŀ
8	Automotive & Equipment	-	Р	-	-	-	-	-	-	-	-	Р	Ŀ
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	Р	P
10	Boat Launches	-	-	-		-	-	-	-				·
11	Boat Storage	-	-	-	S .13	-	-	-	-	-	Р	Р	
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	Р	P
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-		Р	Р	P
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	·
15	Child Care Centre, Major	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	
17	Commercial Storage	-	Р	-	-	-	-	-	-	-	Р	Р	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19	Cultural and Recreation Services	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-
_		,							-				
												Zones	
	Uses	C1	C2	CA1	VC1	UC1	UC2	UC3	(°F UC4	Principal	Use, `S' S 11	Zones econdary 12	Use,
22	Uses Drive Throughs	C1 -	C2	CA1	VC1	UC1	UC2 P.14	UC3				econdary	Use,
22									UC4	UC5	11	econdary 12	Use,
	Drive Throughs	-	P .14	P.14	P .14	P .14	P.14	P .14	UC4 P .14	UC5		I2 -	Use,
23	Drive Throughs Education Services	-	P .14	P.14 P	P .14	P .14	P.14 P	P .14	P .14	UC5 P -14 P	-	econdary I2 - -	Use,
23	Drive Throughs Education Services Emergency and Protective Services	-	P .14	P.14 P	P .14	P .14 P	P.14 P.	P .14 P	P P	P P	-	econdary I2 - -	Use,
23 24 25	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities	- - P	P P P	P	P	P .14 P P	P.14 P P P	P.14 P P P	P P	P P	11 - - P	I2 - - P	Use,
23 24 25 26	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services	- P	P P P	P.34 P P -	P.14 P P -	P.14 P P -	P.14 P P -	P.14 P P -	P P P	P P P	11 P	I2 P - P	Use,
23 24 25 26 27	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment	- P P 5	P.14 P P P P	P.34 P P P	P P P	P4 P P P P	P.14 P P P P	P P P	P P P	P P P	P - P-5	P P P S	Use,
23 24 25 26 27 28	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities	- P P	P P P P	P.34 P P	P P P P	P.14 P P P P P	P.14 P P P P P	P.14 P P	P P P - P - P	P P P P	P - P	P P P.5	Use,
23 24 25 26 27 28 29	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar	P	P.14 P P P P P P P P	P.14 P P P P	P 14 P P P P P P P P	P-14 P P P P P P P-12	P-14 P P P P P P P P-12	P-14 P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P P P 5 P 122	Use,
23 24 25 26 27 28 29 30	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use	P	P.14 P P P P P P P	P.14 P P	P P P P P P P P P P P P P P P P P P P	P-14 P P P P P P P-12 -	P-14 P P P P P P P-8 P-12	P-14 P P P - P - P P-12	P P P P P - P P - P P P P P P P P P P P	P P P P P - P P - P P P P P P P P P P P	P P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries	P	P.14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P 14 P P P P P P P	P-14 P P P P	P-14 P P P P P P P P	P-14 P P P	P P P P P - P P - P P P P P P P P P P P	P P P P P P P	P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home	P	P-14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P P P P P P - P - P - P - P	P-14 P P P P P	P-14 P P P P P	P-14 P P P - P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services	P	P-14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P.14 P P P P P P P P P P P P P P P P P P P	P-14 P P P P P P P P P P P P P P P P P P P	P-14 P P P P P P P P P P P P P P P P P P P	P-14 P P P - P - P P P P P-	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	11	P - P - P - P - P - P - P - P - P - P -	Use,
23 24 25 26 27 28 29 30 31 32 33 34	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major	P	P-14 P P P P P P P P P P P P P P P P P P P	P-14 P P P	P .14 P P P P P P P P S .10	P-14 P P P P P P P S-10	P-14 P P P P P P P-8 P-12 P S-10	P-14 P P P - P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor	P P P P P P P P P P P P	P.14 P P P P P P P P P P P P P P P P P P P	P-14 P P P	P .14 P P P P P P P S .10 S .10	P-14 P P P P P P P S-10 S	P-14 P P P P P P P S-10 S	P-14 P P P - P - P - P - S-10 S	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor Hospitals Hotels / Motels	P	P.14 P P P P P P P P P P P P P P P P P P P	P-14 P P	P.14 P P P P P P P S.10 S	P-34 P P P P P P S-30 S -	P-14 P P P P P P S-10 S	P.14 P P P P - P - P S.10 S	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P - P - P - P - P - P - P - P - P - P -	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35 36	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor	P P P P	P-14 P P P P P P P P P P P P P P P P P P P	P-14 P P P	P-14 P P P P	P-14 P P P P P P S-10 S P	P-14 P P P P P P P S-10 S P	P-14 P P P - P - P-12 S-10 S - P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor Hospitals Hotels / Motels Liquor Primary Establishment Marinas	P P P P P P P P P P P P P P P P P P P	P.14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P.14 P P P P P P P S 10 S 10 S P P	P.14 P P P P P P S-10 S P P P P-4	P-14 P P P P P P P S-10 S P P P	P.14 P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	11	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor Hospitals Hotels / Motels Liquor Primary Establishment Marinas Moorage, Permanent	P P P P P P P P P P P P P P P P P P P	P.14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P.14 P P P P P P P P P P P P P P P P P P P	P-34 P P P P P P P S-30 S P P P P-4 P P-4 P P-4 P P-5 P P-6 P P-7 P P P-7 P P P P-7 P P P P P P P P	P-14 P P P P P P P S-10 S P P P S-10 S P P P-4	P-14 P P P - P - P - P S-10 S - P P P	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	P	P P P P P P P P P P P P P P P P P P P	Use,
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Drive Throughs Education Services Emergency and Protective Services Exhibition and Convention Facilities Fleet Services Food Primary Establishment Gaming Facilities Gas Bar General Industrial Use Greenhouses and Plant Nurseries Group Home Health Services Home-Based Business, Major Home-Based Business, Minor Hospitals Hotels / Motels Liquor Primary Establishment Marinas	P P P P P P P P P P P P P P P P P P P	P.14 P P P P P P P P P P P P P P P P P P P	P.14 P P P	P.14 P P P P P P P P P P P P P P P P P P P	P-34 P P P P P P P P P P P P P P P P P P P	P-14 P P P P P P P S-10 S P P P-4	P.14 P P P - P - P.12 P S.10 S - P P.4	P P P P P P P P P P P P P P P P P P P	P P P P P P P P P P P P P P P P P P P	11	P P P P P P P P P P P P P P P P P P P	Use,

12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses		Zones ('P' Principal Use, 'S' Secondary Us										
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	l1	12
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	Р
46	Parks	-	-	S	S	S	S	S	S	S	-	-
47	Participant Recreation Services, Indoor	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
48	Participant Recreation Services, Outdoor	-	-	-	Р	-	-	-	-	-	-	-
49	Personal Service Establishment	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-
50	Professional Services	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	Р
53	Recycling Drop-Offs	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57	Retail	Р	Р	Р	Р	Р	Р	Р	Р	Р	-	-
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	-	-	-	-	Р	Р	Р	Р	Р	-	-
61	Spectator Sports Establishments	-	-	-	-	Р	Р	Р	Р	-	-	-
62	Stacked Townhouses	-	-	Р	Р	P.11	P.11	P.11	P.11	P.11	-	-
63	Temporary Shelter Services	-	Р	Р	Р	Р	Р	Р	Р	Р	-	Р
64	Townhouses	-	-	Р	Р	P.11	P.11	P.11	P.11	P.11	-	
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	
66	Warehousing	-	Р	-	-	-	-	-	-	-	Р	Р
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-





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