

CORNER WAREHOUSE FOR LEASE

1049 McCurdy Road, Kelowna (former Gentek)

- Vibrant Central Kelowna location on the corner of McCurdy and Alsgard
- 15,000 ft.² deemed leasable area – all on main floor
- Includes office, washroom and warehouse with 22ft ceilings
- 400AMP (3Phase) Power
- 2 bay doors at grade and 2 dock loading doors
- Includes exclusive use of 33,540 ft.²/0.77Acre lot with some fenced area
- I2 Industrial Zoning
- Available January 1, 2024

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
15,000	\$18.00	\$4.00	\$27,500	GST, Maintenance & Utilities

* 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

Aerial showing building on 33,540sf lot

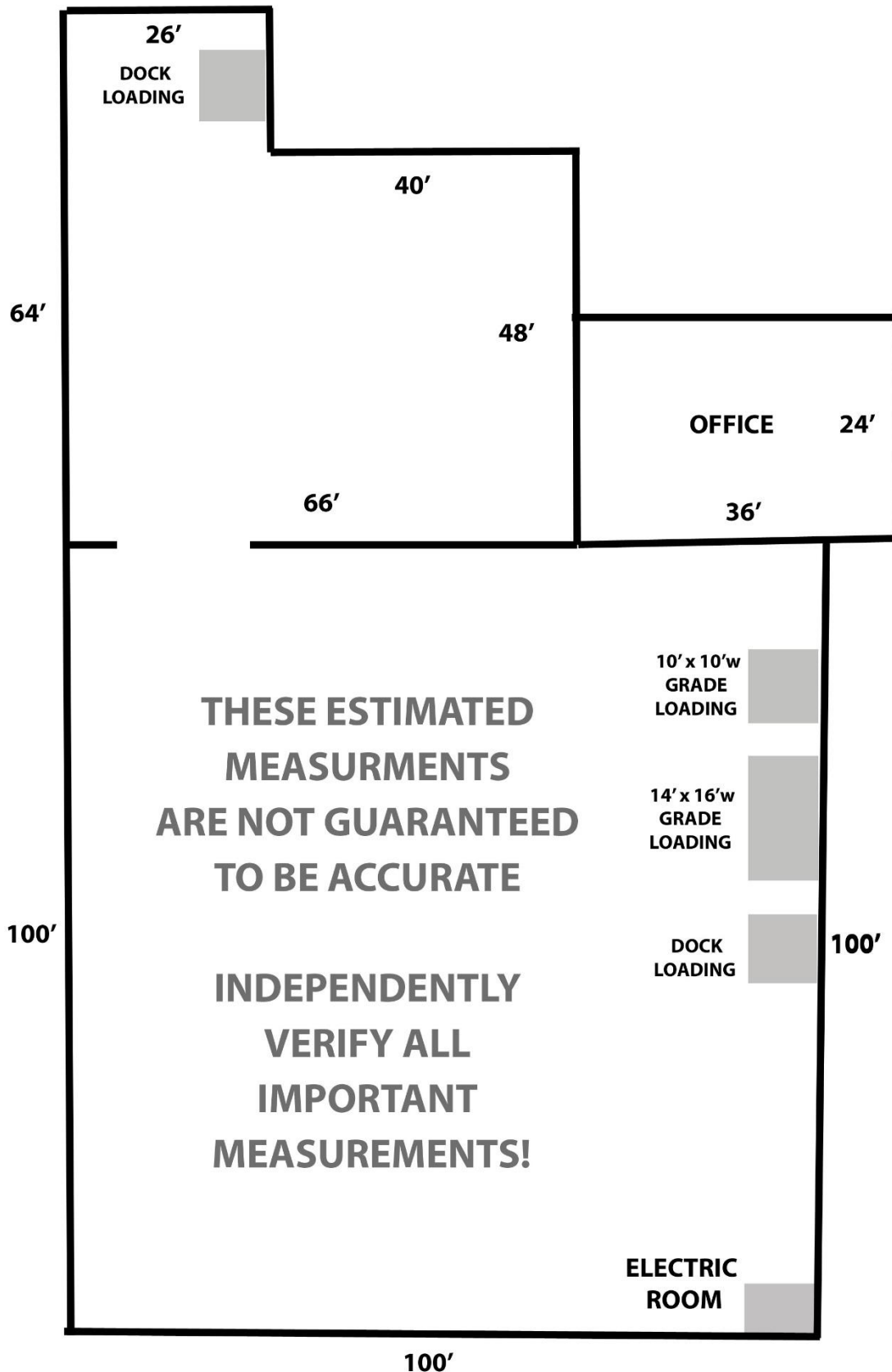


Central Kelowna Location

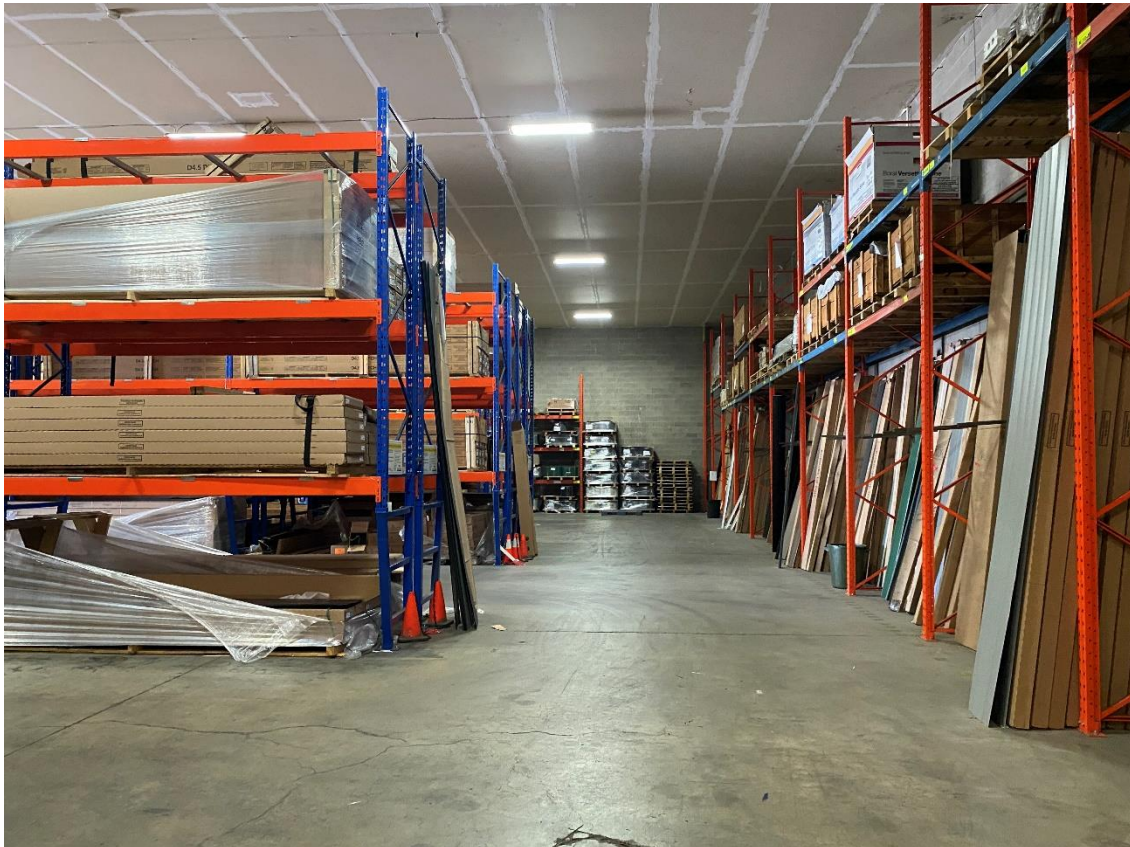


Approximate Floorplan

McCURDY ROAD



Interior



Reception and fenced compound



15.2 I2 – General Industrial **I2rcs – General Industrial (Retail Cannabis Sales)**

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:

- (a) analytical testing
- (b) animal clinics, major
- (c) auctioneering establishments
- (d) automotive and equipment repair shops
- (e) automotive and minor recreation vehicle sales/rentals
- (f) breweries and distilleries, major
- (g) breweries and distilleries, minor
- (h) bulk fuel depots
- (i) cannabis production facilities
- (j) commercial storage
- (k) contractor services, general
- (l) contractor services, limited
- (m) convenience vehicle rentals
- (n) custom indoor manufacturing
- (o) emergency and protective services
- (p) equipment rentals
- (q) fleet services
- (r) food primary establishment
- (s) gas bars
- (t) general industrial uses
- (u) household repair services
- (v) liquor primary establishment, minor
- (w) outdoor storage
- (x) participant recreation services, indoor
- (y) private clubs
- (z) rapid drive-through vehicle services
- (aa) recycling depots
- (bb) recycled materials drop-off centres
- (cc) service stations, minor
- (dd) service stations, major
- (ee) temporary shelter services
- (ff) truck and mobile home sales/rentals
- (gg) utility services, minor impact
- (hh) vehicle and equipment services, industrial
- (ii) warehouse sales

15.2.3 Secondary Uses

The **secondary uses** in this zone are:

- (a) agriculture, urban
- (b) child care centre, major
- (c) residential security/operator unit
- (d) retail cannabis sales establishment (I2rcs only)

15.2.4 Subdivision Regulations

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4,000 m².

15.2.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.5.
- (b) The maximum **site coverage** is 60%.
- (c) The maximum **height** is 14.0 m.
- (d) The minimum **front yard** is 7.5 m.
- (e) The minimum **side yard** is 4.5 m, except it is not required **abutting a lot** in the C or I **zones**, and it is 6.0 m on a **flanking street**.
- (f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

- (a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- (c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radioactive materials.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.