

INDUSTRIAL FOR LEASE:

155B Potterton Road, Kelowna (near Winfield)

- 33,600 ft.² of affordable warehouse with heavy-duty foundation
- Located 2 km off Highway 97 and 6 km North of Kelowna International Airport
- Main access from Jim Bailey Crescent | Includes office and washroom
- 21'-23.5'± ceiling height (stack one extra pallet vs competing sites?)
- 2 x 8'x10' doors (dock) and one larger covered door (dock and grade)
- 1200 amp three phase power | Nearby yard area available separately
- Zoned I3 Heavy Industrial (see following pages)

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
33,600	\$11.95	\$3.75	\$43,960	GST, Garbage, Snow Rem. & Utilities

* Base Rent to increase 3% annually to cover inflation



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Aerial View of Building



Potential
Yard
area
Here



EXISTING PRE-STRESSED CONCRETE T-BEAMS ROOF ASSEMBLY

EXISTING CONCRETE WALL

PROPOSED OPENING

9'-0"

10'-0"

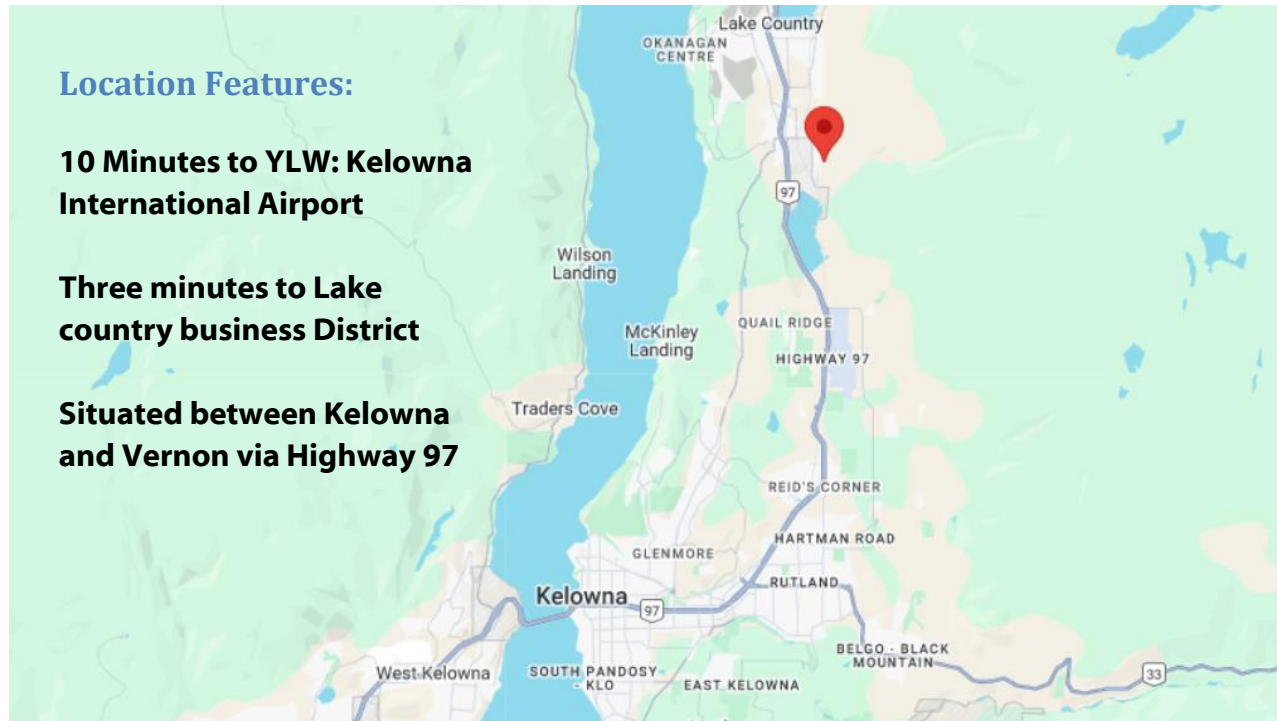
9'-0"

15'-0"

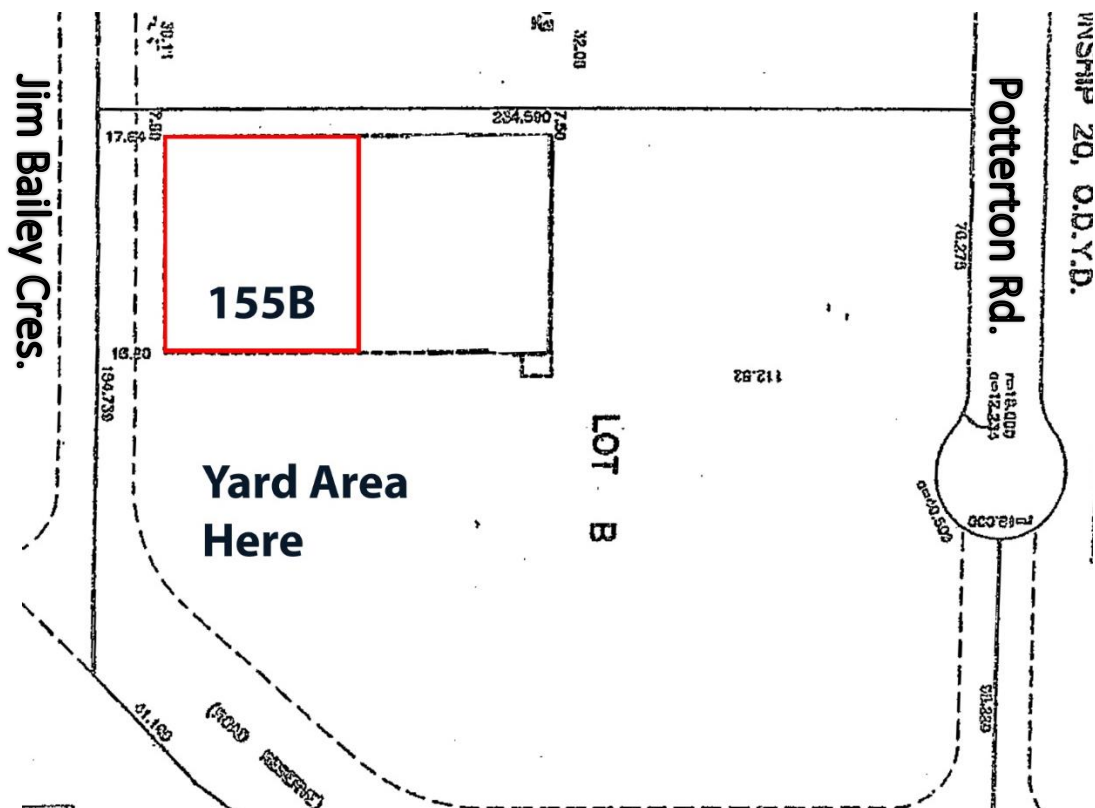
9'-0"

165'-4"

Great location near Lake country and north of YLW



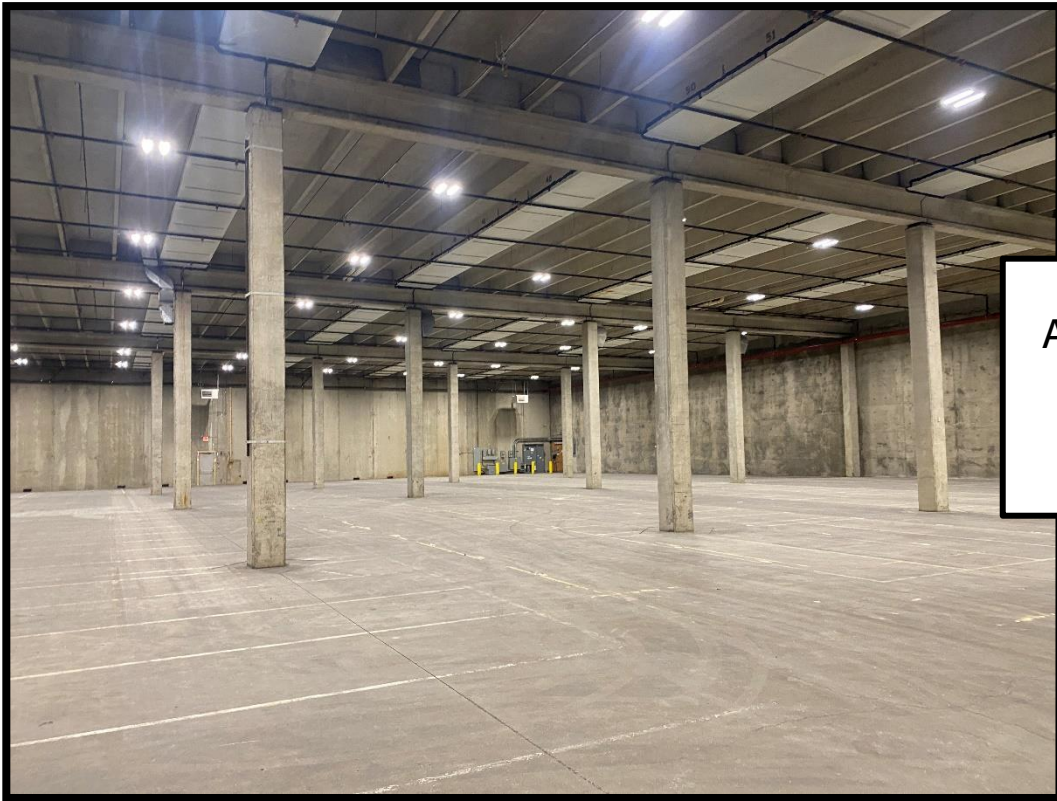
Survey showing potential yard area available separately.



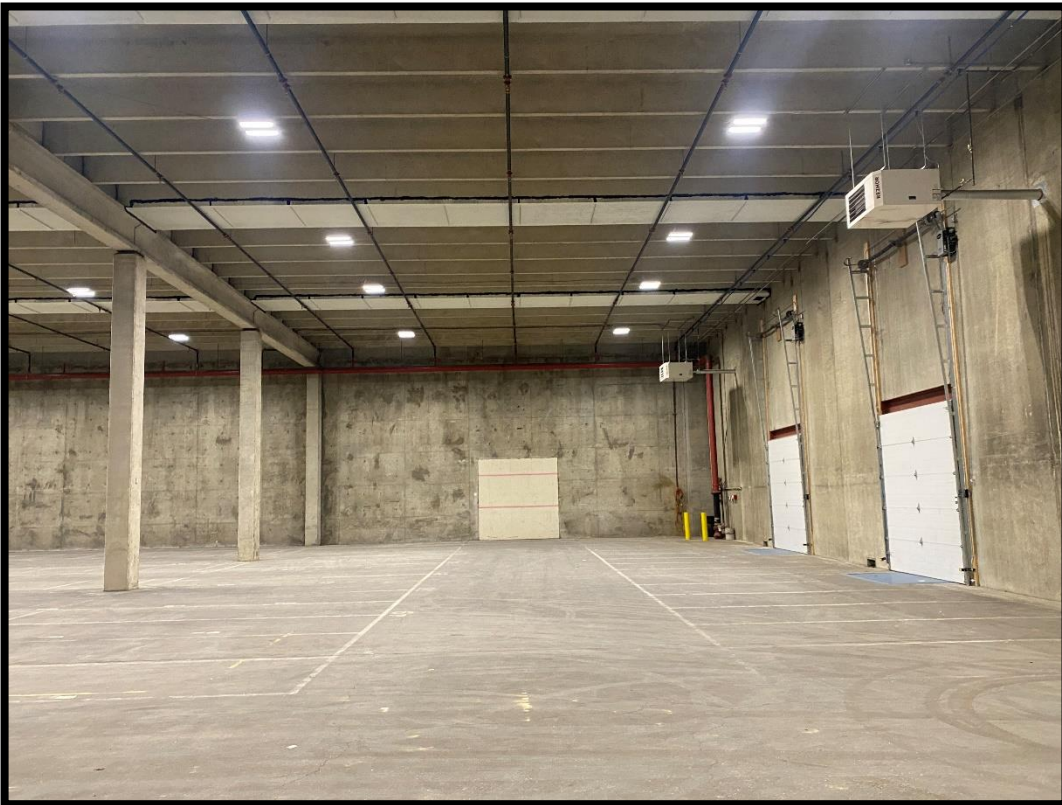
Exterior Photos



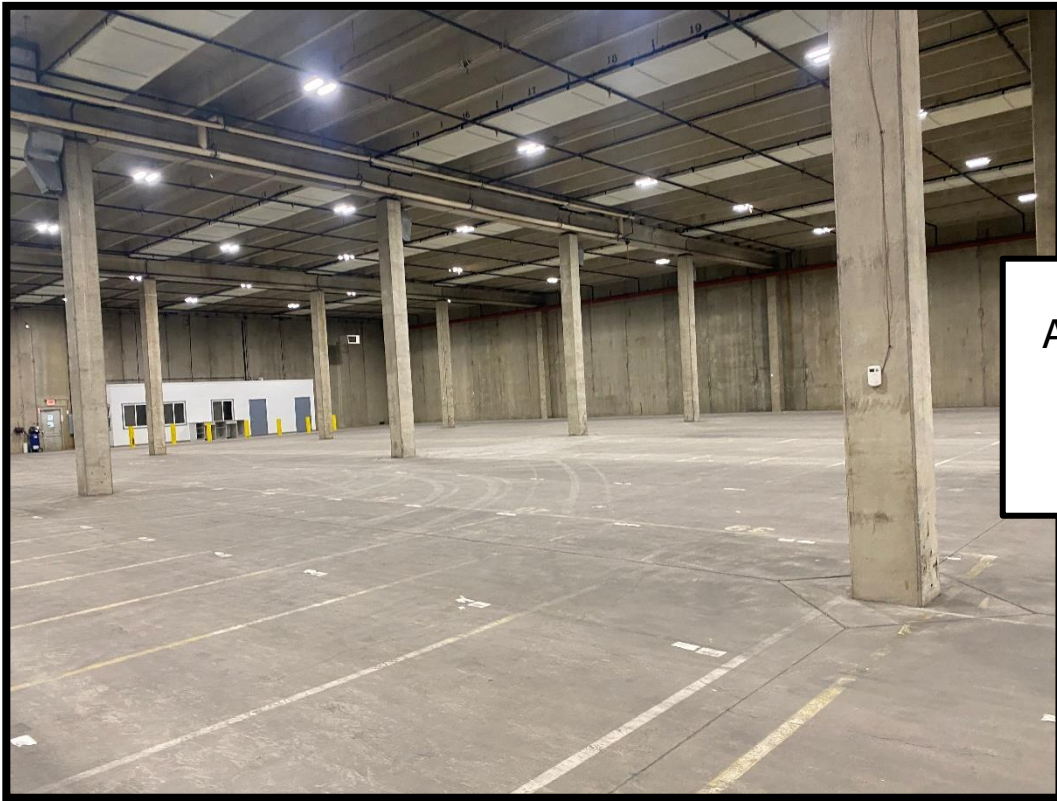
Interior Photos



APPROX 21'
CEILING
HEIGHT



Interior Photos



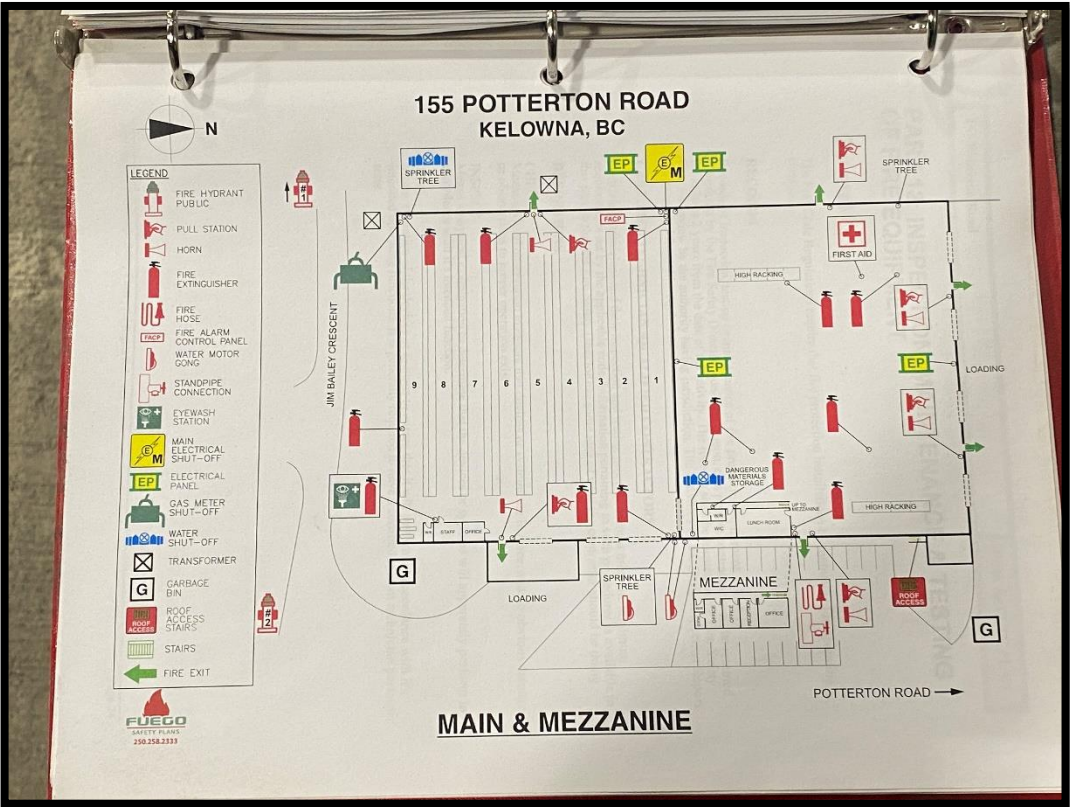
APPROX 21'
CEILING
HEIGHT



Interior Photos



APPROX 21'
CEILING
HEIGHT



I3 - Heavy Industrial Zoning

“GENERAL INDUSTRIAL USE” IS ALLOWED IN I3 ZONING: *land and/or a buildings used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or distribution of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations. Any training services, or schooling that is directly related to industrial operations are permitted (for example: industrial truck driving training, machinist operations, etc.).*

Any training or schooling which is predominately conducted within a classroom setting is only permitted within zones where educational services are permitted. Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. The net floor area devoted to such accessory activities shall not exceed 25% of the gross floor area of the building(s) devoted to the general industrial use. This use includes autobody and repair shops. General industrial uses are not permitted to have outdoor storage of toxic, noxious, explosive, odourous, or radio-active materials.

General industrial uses are not permitted to carry out their operations such that there would be a nuisance factor from noise, odour, earth borne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed building except for I3 – Heavy Industrial zoned properties. However, I3 zoned properties are not permitted to carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

City of Kelowna Bylaw 12375 designates this property as I3 – Heavy Industrial for developments of industrial uses which, due to appearance, noise, older, admission of toxic waste, or fire or explosive hazards may have detrimental effects on other zones.

The zoning bylaw is available at the following link:

<https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%2012375.pdf>

Principal and secondary land uses are described on page 165 section 14.9. As of February 27th 2024 allowable principle uses in this zoning include: alcohol production facility, automotive and equipment industrial, bulk fuel depot, cannabis production facilities, concrete and asphalt plants, **general industrial uses (see above for detailed description)** and outdoor storage.