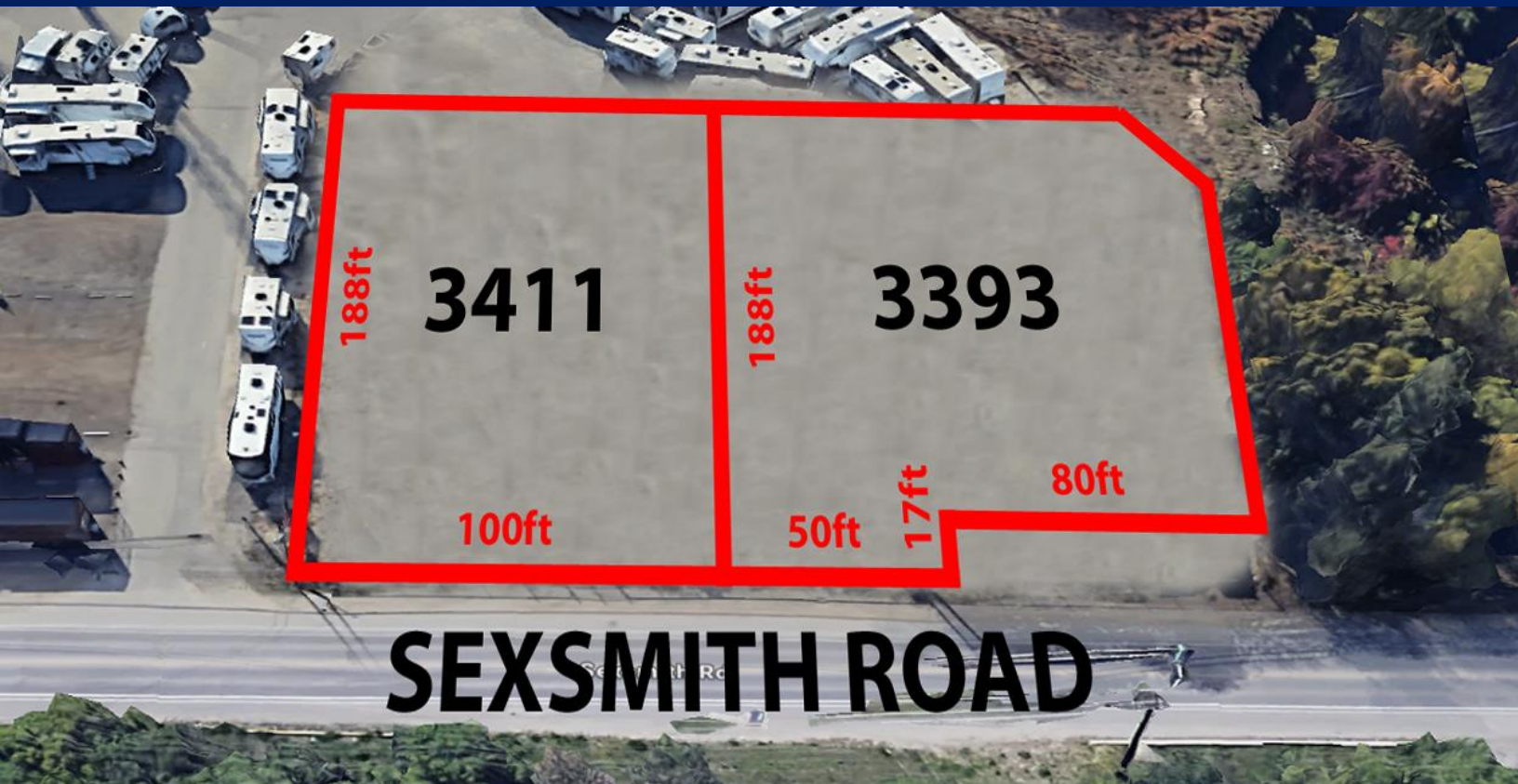


# LAND (OCP INDUSTRIAL) FOR LEASE:

## 3411 & 3393 Sexsmith Road, Kelowna, BC

On Sexsmith just off Highway 97N near Tim Hortons and Fraser Valley RV



**Available January 1, 2025. Various sizes available. Landlord shall provide fencing on longer-term deals. Flat lot with crush surface. Nice visibility along Sexsmith. Previously occupied by RV Dealership.**

Address	Lot Size	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month
3411	18,298 sf	\$2.10	\$0.92	\$4,612 + G.S.T.
3393	22,276 sf	\$2.10	\$0.83	\$5,445 + G.S.T.
Both	40,574 sf	\$2.00	\$0.87	\$9,720 + G.S.T.

\*Base Rent to increase 3% annually to cover inflation



**Cameron Bouchard, B.Comm.**  
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 250.470.9551 | Peter@CorpAccord.com

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## 3411 Executive Summary

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**CIVIC ADDRESS** 3411 & 3401 Sexsmith Road, Kelowna, BC, V1X 7T5  
**TAXES/NNN** Total of \$16,923/year in 2024 | \$0.92/sf/year

## 3393 Executive Summary

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**CIVIC ADDRESS** 3393 & 3385 Sexsmith Road, Kelowna, BC, V1X 7T5  
**TAXES/NNN** Total of \$18,567/year in 2024 | \$0.83/sf/year

## Allowable Uses

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**The property is designated OCP Industrial but is currently zoned RU1. Previous use was RV storage and sales. All tenants must review their use with the City of Kelowna prior to entering into a rental agreement.**

**The Landlord will consider built to suit options subject to rezoning.**

## Great location with convenient access

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