

# WAREHOUSE FOR LEASE

## 1756 Springfield Road, Kelowna

- 1200 sf corner retail location with excellent frontage on Springfield and Kirschner
- This unit currently has in-place demising improvements, but can be made more open depending on Tenant requirements.
- T-bar ceiling in the front, 200 amp 3 phase power panel, air conditioning and excellent parking.
- Available Feb 1, 2026 / C2 zoning (see attached)

Unit	Main Floor (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month**
1756	1200	\$32.00	\$9.57	<b>\$4157</b>

\*Base rent increases 3% per year to cover inflation | \*\*Plus GST and utilities



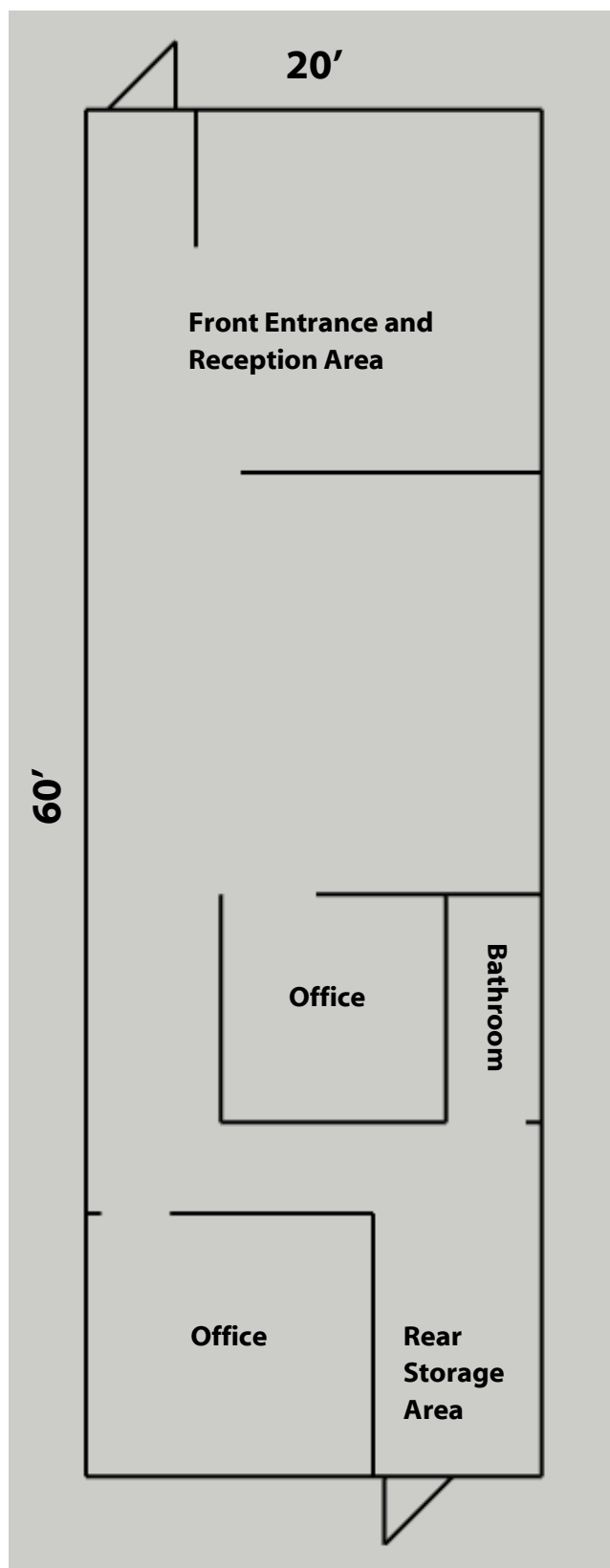
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## Approximate Floorplan (Measurements not guaranteed)

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## Interior Photos (with 10' x 12' bay door)

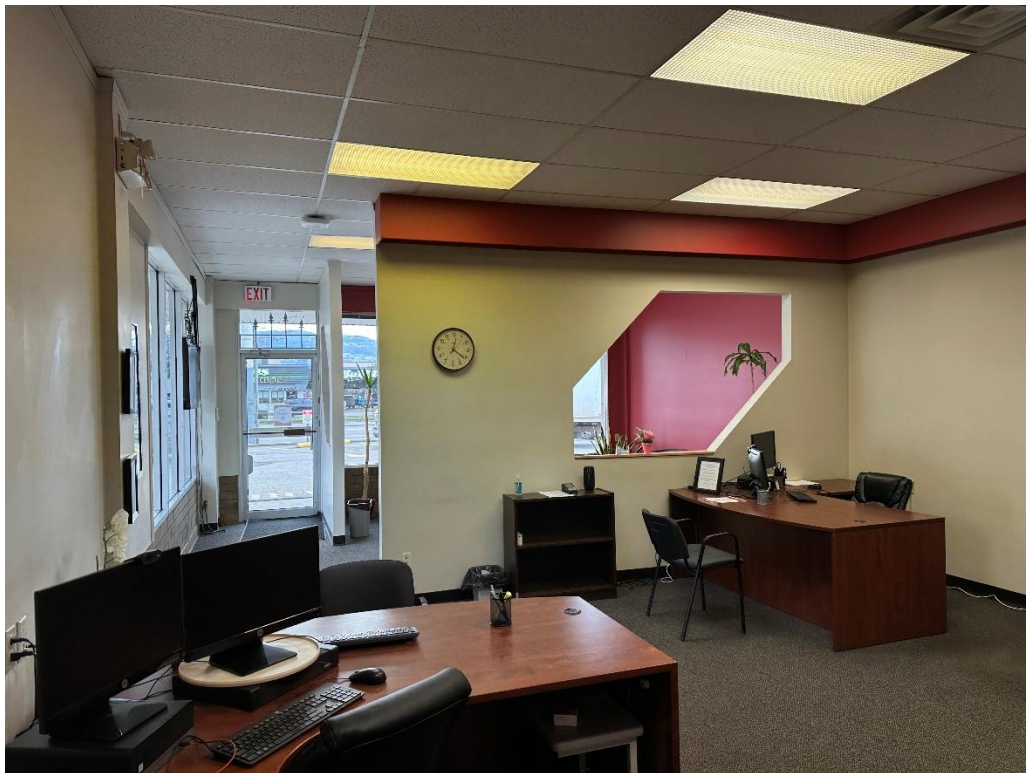
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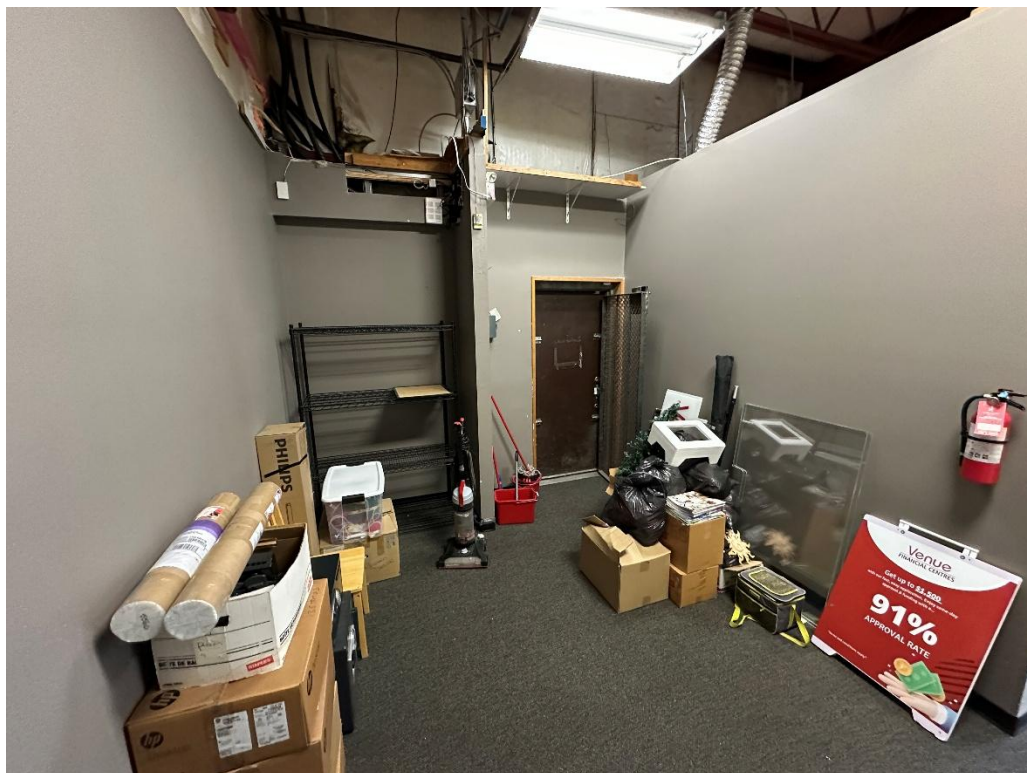
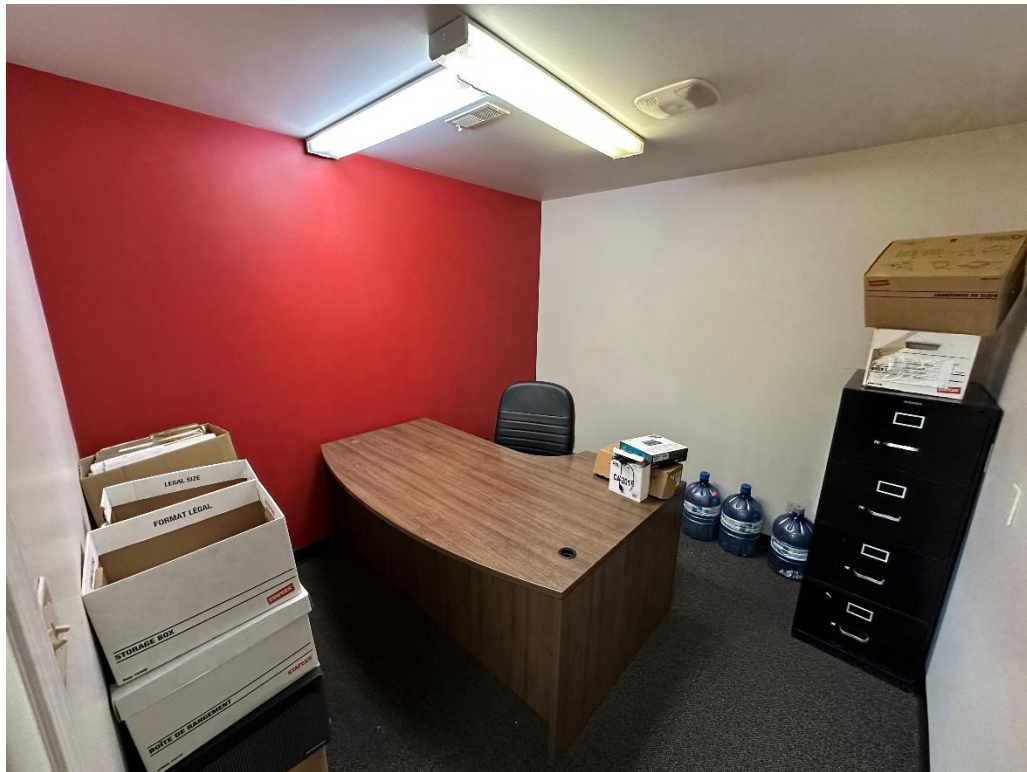
## Additional Photos

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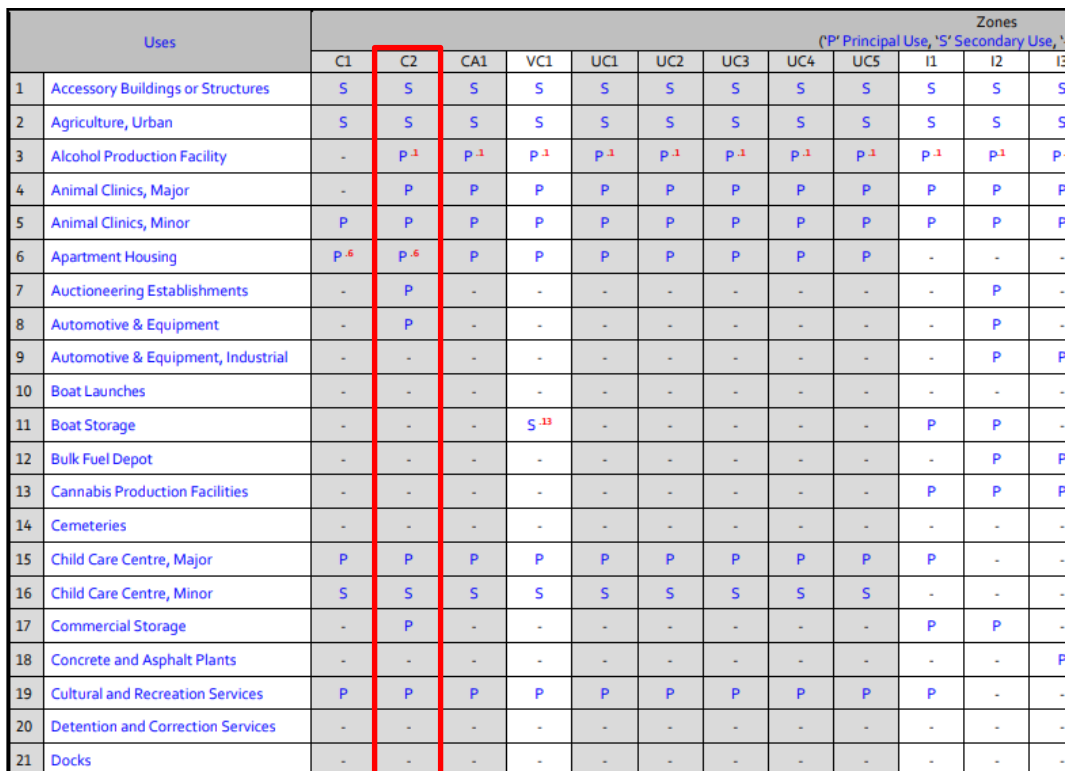


## Additional Photos

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## C2 Zoning Uses Ber Bylaw 12375 (Subject to change):





# Continued: C2 Zoning Uses Ber Bylaw 12375 (Subject to change):

Uses	Zones										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
22 Drive Throughs	-	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	P <sup>-14</sup>	-	-
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 <sup>-5</sup>	P	P	P	P	P	P	P	P	P <sup>-5</sup>	P <sup>-5</sup>
28 Gaming Facilities	-	-	-	-	P <sup>-8</sup>	P <sup>-8</sup>	-	-	-	-	-
29 Gas Bar	P <sup>-12</sup>	P <sup>-12</sup>	-	P <sup>-12</sup>	P <sup>-12</sup>	P <sup>-12</sup>	P <sup>-12</sup>	P <sup>-12</sup>	P <sup>-12</sup>	-	P <sup>-12</sup>
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 <sup>-10</sup>	S <sup>-10</sup>	S <sup>-10</sup>	S <sup>-10</sup>	S <sup>-10</sup>	S <sup>-10</sup>	S <sup>-10</sup>	-	-
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 <sup>-4, -5</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-4</sup>	P <sup>-5</sup>	P <sup>-5</sup>
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 <sup>-6</sup>	P <sup>-6</sup>	P	S	P	P	P	P	P	-	-
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 <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	P <sup>-9</sup>	S <sup>-9</sup>	S <sup>-9</sup>
59 Secondary Suite	-	-	-	-	S <sup>-15</sup>	S <sup>-15</sup>	S <sup>-15</sup>	S <sup>-15</sup>	S <sup>-15</sup>	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	P <sup>-11</sup>	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-