



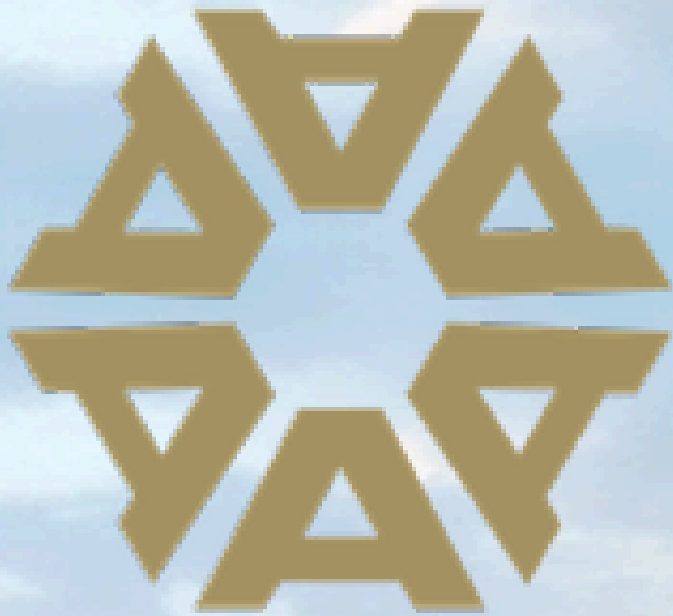
ARGUS[®]
PROPERTIES LTD.

FOR LEASE

A LEADING INDUSTRIAL HUB IN THE HEART OF THE OKANAGAN

NEXT PHASE: BEAVER LAKE ROAD,
KELOWNA, BC

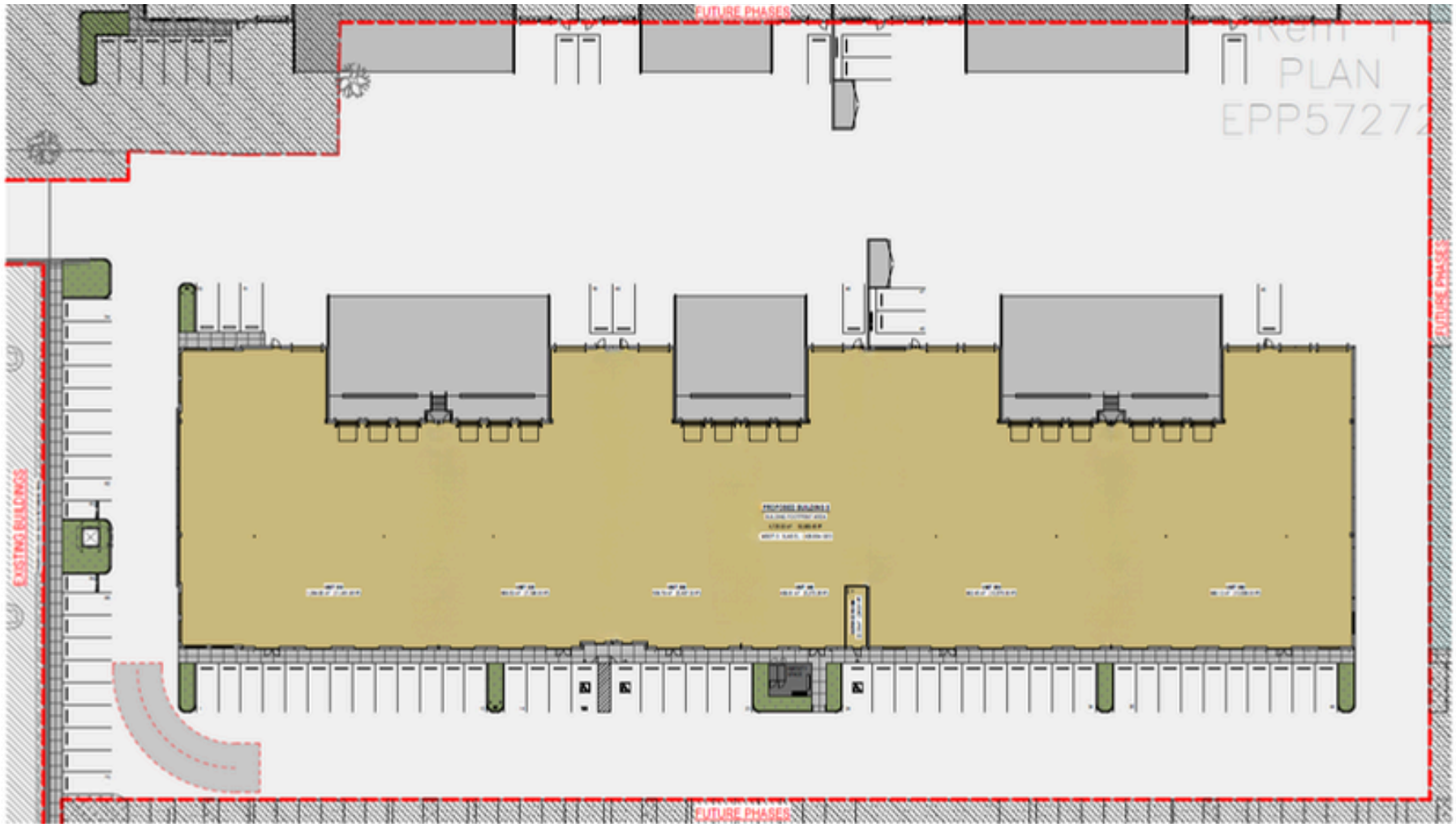




INTRODUCING ARGUS BUSINESS PARK NORTH: THE PREMIER INDUSTRIAL HUB JUST MINUTES FROM YLW AIRPORT.

Located at the north end of Kelowna on Beaver Lake Road, this building is part of a business park designed for high-tech distribution, industrial, and business uses. Just 10 minutes from Kelowna International Airport (YLW) and just 25 minutes from Vernon, it is close to the Four Points by Sheraton, Hampton by Hilton, various retailers, restaurants, and residential neighborhoods, offering an ideal location for your business.





FLOORPLAN AND SPACE LAYOUT

- In Up and Coming Commercial District in North Kelowna
- Flexible unit from 4500-50500 sq. ft.
- 28' clear ceiling
- Gas-fired radiant tube heaters
- Individually metered utilities
- 3-phase power
- LED overhead lighting
- Dock & Grade Loading Doors

UNPARALLELED ACCESSIBILITY

Less than two minutes from Highway 97, this commercial district offers unmatched accessibility, connecting seamlessly to much of the Central Okanagan with strong infrastructure and a growing customer base.

Development Site Location:
Next Phase of Beaver Lake Road, Kelowna, BC

Grocery Stores, Breweries & Restaurants Located Merely Minutes Away

NEARBY AMENITIES

TRAVEL TIMES

YLW International Airport

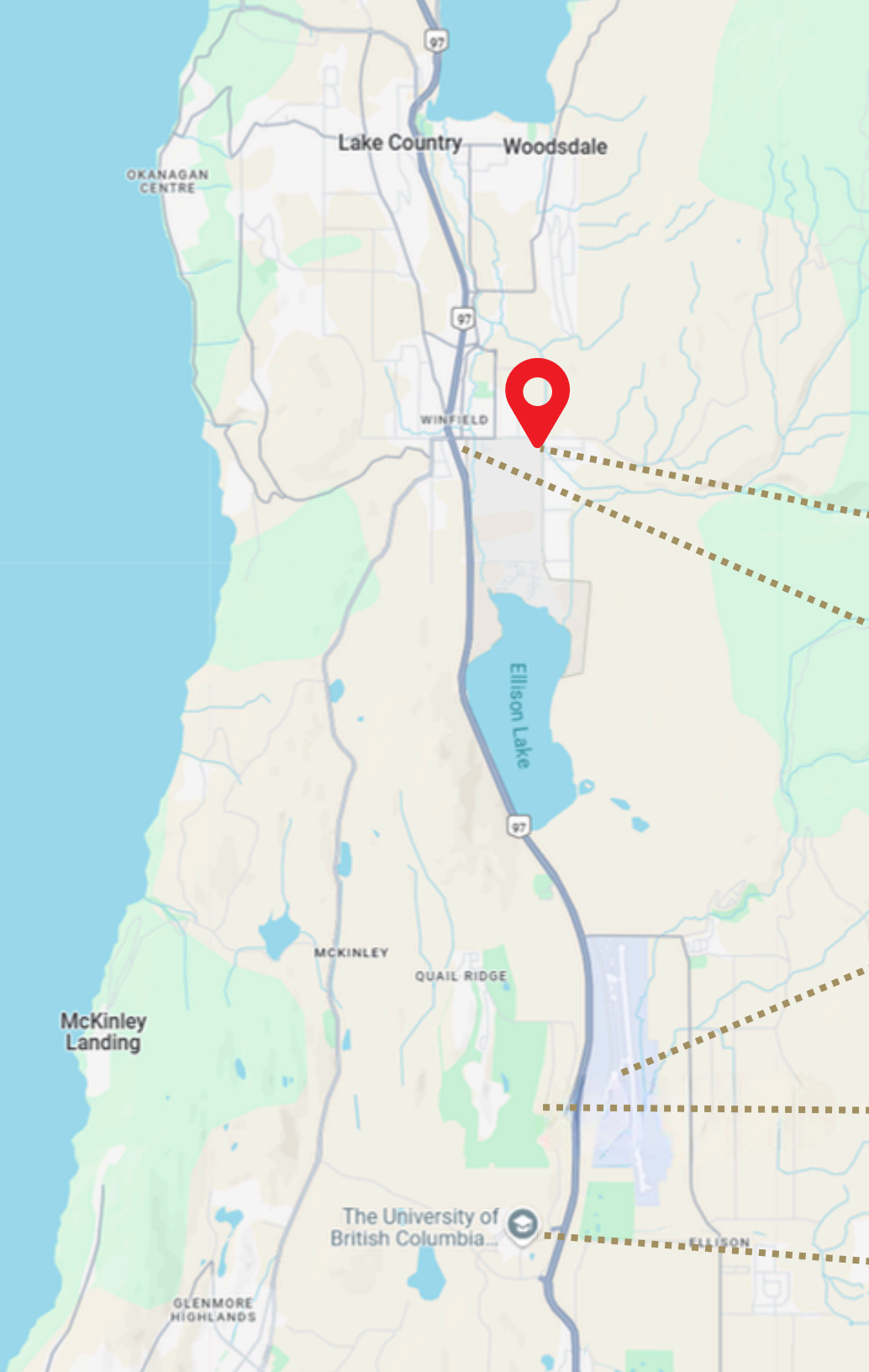
10 mins

Airport Village District

11 mins

University of British Columbia Okanagan

12 mins



A PROVEN TEAM



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