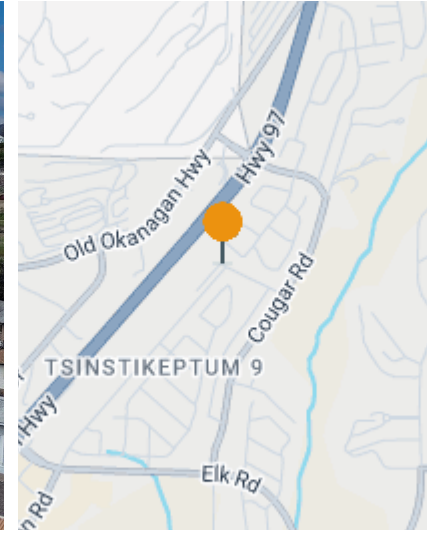




# CARRINGTON BUSINESS PARK

3310 CARRINGTON ROAD, WEST KELOWNA, BC, V4T 3C1

**PRICE: \$270 PSF**



## PROPERTY DESCRIPTION

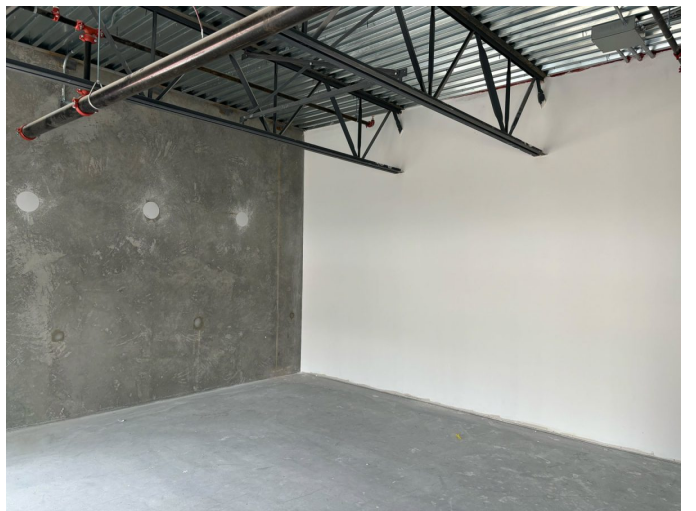
HM Commercial Realty is pleased to present this opportunity to purchase or lease strata style warehouse units at Carrington Business Park in West Kelowna. Now Open for Business!

- Options from 3,800 SF to 36,333 SF
- Grade loading/12' x 12' overhead doors
- Concrete Exterior walls
- Ceilings 24' clear to underside of truss.
- Signage opportunities
- PHASE 1/2 - 83% PRE-SOLD
- Phase 2 Occupancy in Q2 2024
- Highway exposure, 30,000+ vehicles/day
- Central location with easy access to transit, and walking distance to Canadian Tire, Home Depot, Tim Horton's, Two Eagles Golf Course
- Business Industrial Zoning for Office, Commercial and Ancillary Retail uses
- Includes a finished washroom on the main level, and roughed in washroom on the second level
- 200 amp, 3 phase electrical service
- Unit #212 is fully leased and offered at \$280 PSF

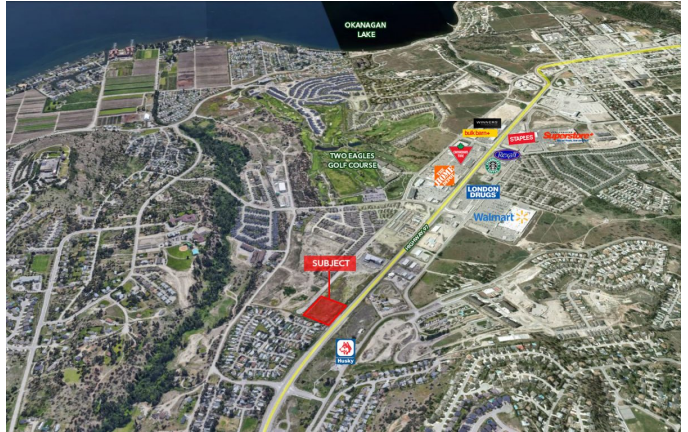
**Price: Starting at \$270.00/SF**











## ADDITIONAL INFORMATION

<b>MUNICIPAL ADDRESS</b>	3310 Carrington Road, West Kelowna, BC, V4T 3C1
<b>LEGAL DESCRIPTION</b>	Lot 360-62, Plan CLSR93595, Sublet 0, Osoyoos Div of Yale Land District
<b>PID</b>	902-528-181
<b>LOCATION DETAILS</b>	Central location in West Kelowna with easy access to transit, and walking distance to Canadian Tire, Home Depot, Tim Horton's, Two Eagles Golf Course.
<b>BUILDING AREA</b>	3,800 SF up to to 36,333 SF
<b>LEASABLE AREA</b>	3,800 SF up to 20,000 SF
<b>ZONING</b>	Business Industrial Zoning for Office, Commercial and Ancillary Retail
<b>BASE RENT</b>	\$270 PSF

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.