



**ARGUS**<sup>®</sup>  
PROPERTIES LTD.

FOR LEASE

# **CROSS DOCK FACILITY RIGHT OFF OF HIGHWAY 97 IN KELOWNA**

**2805 ACLAND ROAD, KELOWNA, BC**





# INTRODUCING ARGUS INDUSTRIAL ON ACLAND ROAD

Strategically positioned on Acland Road with easy signalized access to Highway 97, this 16,416 sq ft industrial facility is well suited for efficient distribution and logistics operations. The property benefits from strong connectivity to Highway 97 North and South, as well as Highway 33. The property provides excellent site circulation, and a layout that supports smooth cross-dock functionality, offering flexibility for a range of industrial users.



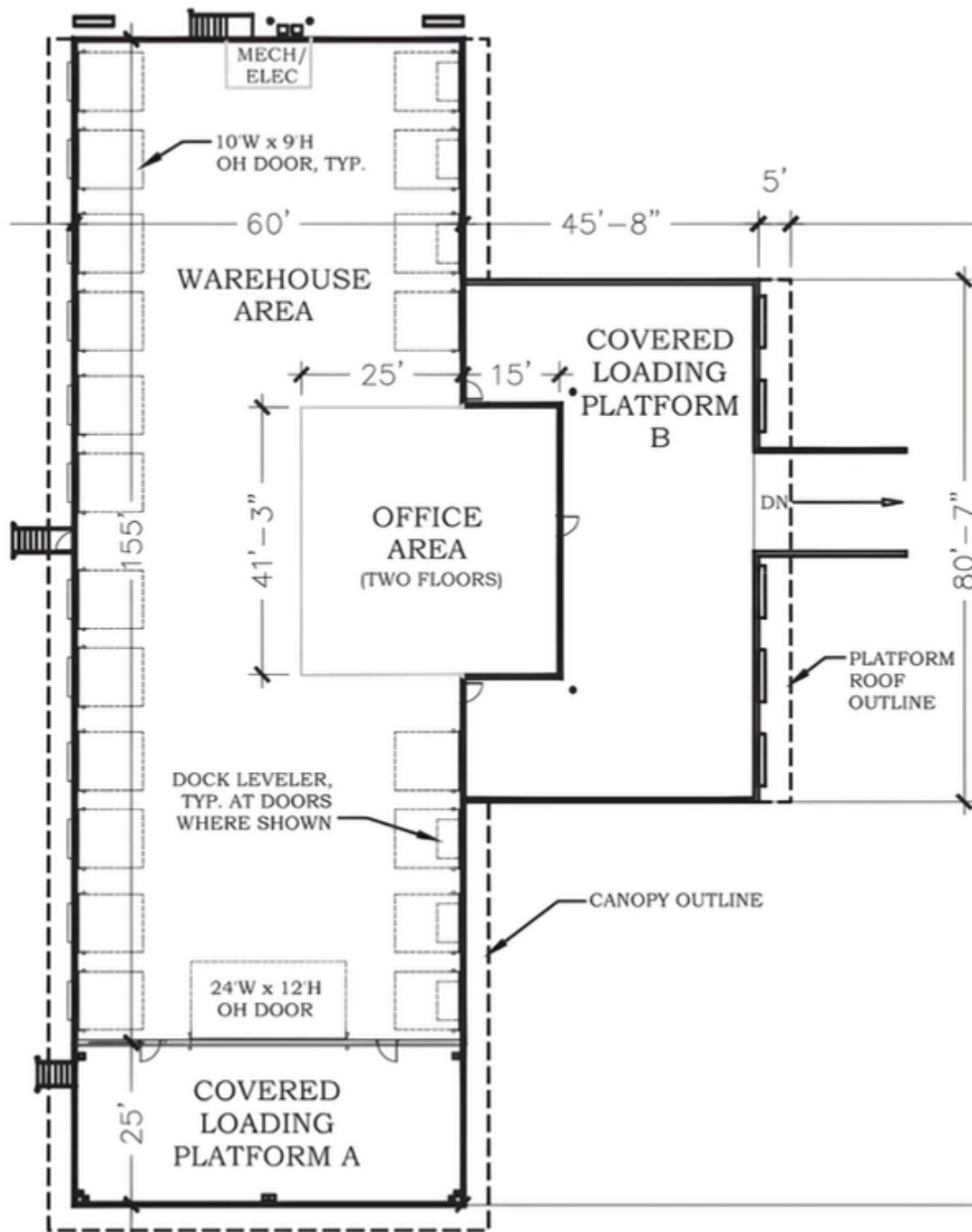
# FLOORPLAN AND SPACE LAYOUT

- 20 Dock Level Doors with Grade Level Access
- 3 Phase Power
- Air conditioned Offices
- Ample employee parking
- 2 ingress/egress onto property

Warehouse	8,210 sq. ft.
First Floor Office	1,470 sq. ft.
Second Floor Office	1,700 sq. ft.
Covered Platform A	1,524 sq. ft.
Covered Platform B	3,511 sq. ft.

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Total Rentable Area 16,416 sq. ft.

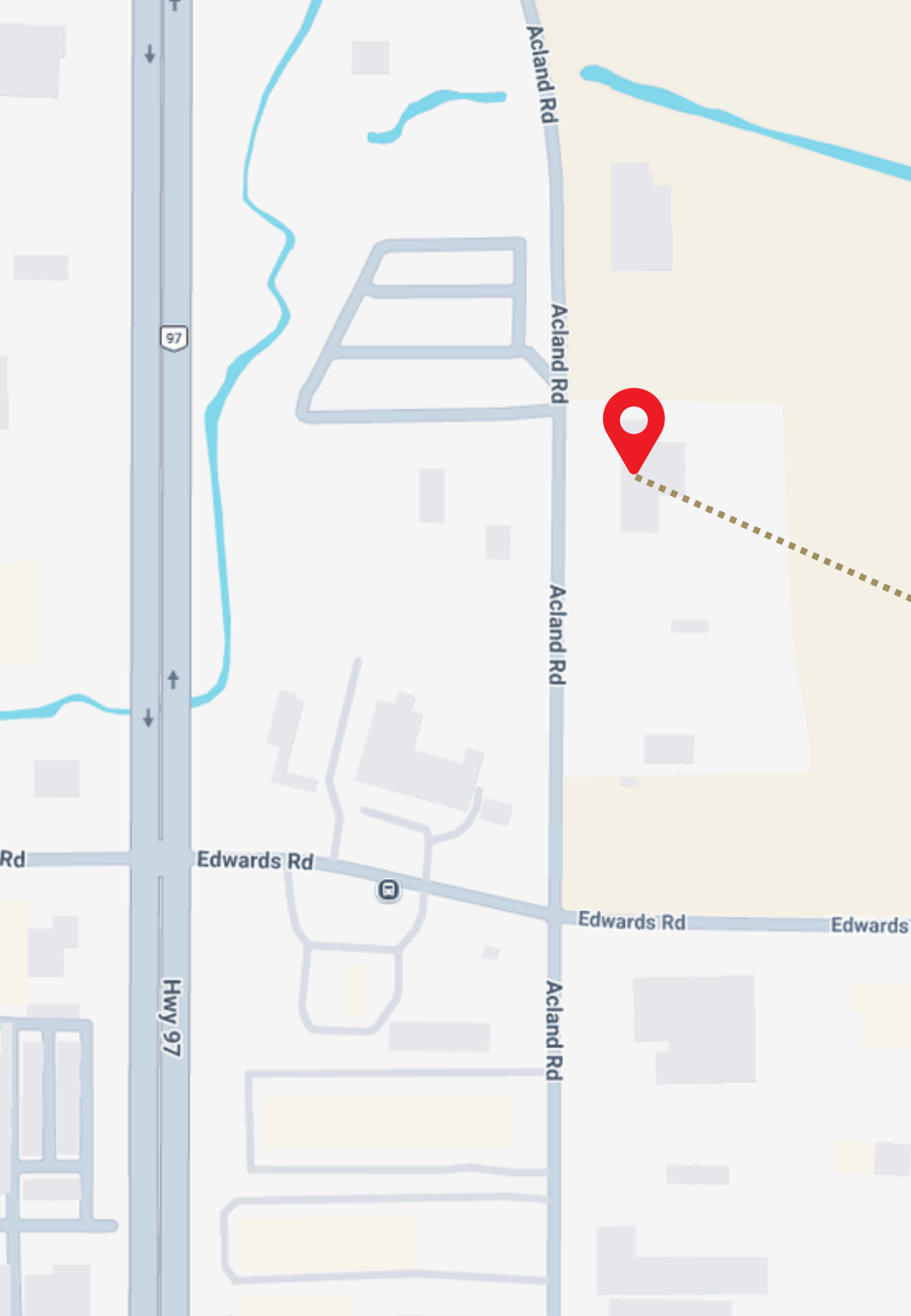


# OFFICE SPACE



# WAREHOUSE





# UNPARALLELED ACCESSIBILITY

Located along Acland Road, a key thoroughfare connecting to Rutland Road, this property offers excellent exposure and direct access to Highway 97 and Highway 33. The site benefits from strong connectivity to Rutland's core, UBC Okanagan, YLW airport, and Downtown Kelowna, and is situated within an established industrial and logistics area.

## Site Location:

2805 Acland Road, Kelowna, BC

## NEARBY AMENITIES

Highway 97  
North/South

UBC Okanagan  
Campus

YLW International  
Airport

## TRAVEL TIMES

**1** min

**3** mins

**5** mins

# A PROVEN TEAM



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