ARGUS®
PROPERTIES LTD.

NEW BUILD

FOR LEASE

ARGUS BUSINESS PARK NORTH

300 BEAVER LAKE ROAD

± 4,250 up-to 32,000+ sq.ft.

Argus Properties Ltd.
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PROPERTY FEATURES

- New building part of phased industrial park
- 28' clear ceiling
- Easy, signalized access to/from Hwy. 97 North/South
- Gas-fired radiant tube heaters
- Individually metered utilities
- 3-phase power
- LED overhead lighting
- Ample parking

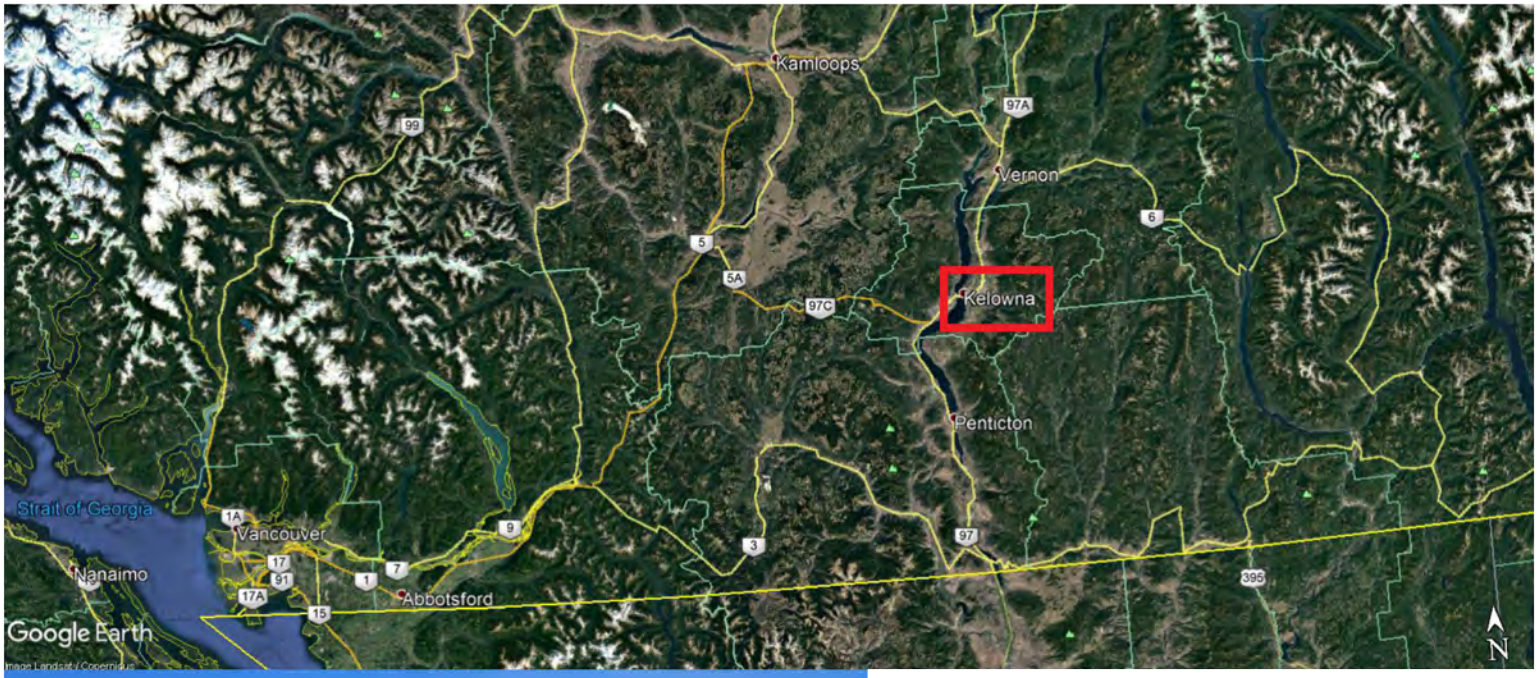
Available Space
± 5,418 sq. ft.,

Location
North Kelowna / Winfield

Loading
Dock and Grade

Zoning
Industrial Zoned

AREA DESCRIPTION



North Kelowna Industrial Park

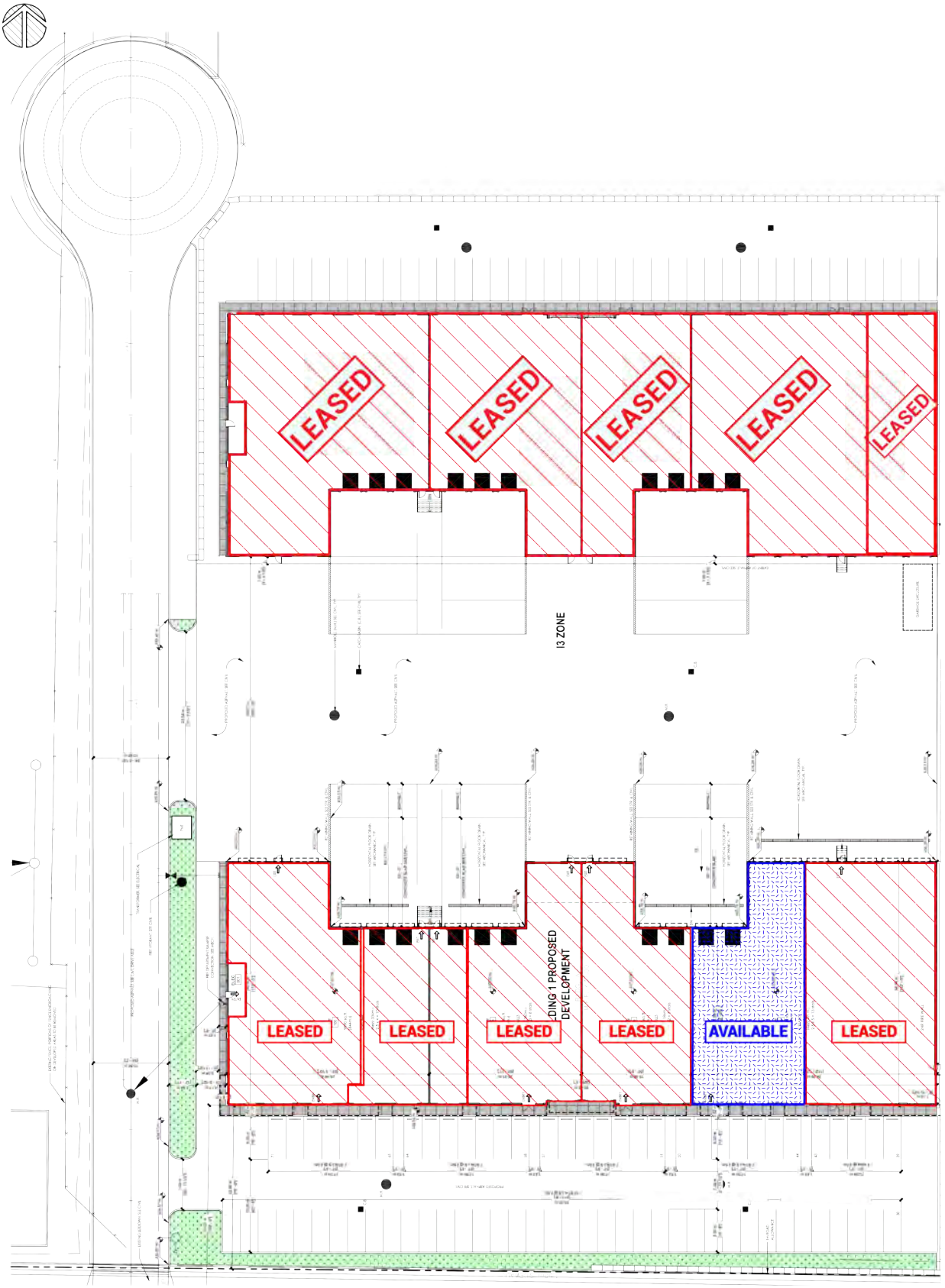
- Close proximity to signalized intersection to Highway 97 North/South
- Easy maneuverability for logistics or warehousing operations
- Lake Country listed as one of B.C.'s fastest growing municipalities
- Primary local business industries include: Construction, Real Estate, Professional Services, and Agriculture (Stats Canada, 2020)
- Central Okanagan population of 222,162 (Stats Canada 2021)
- Cross-hairs to the Central Okanagan with access to all outlining areas

BUILDING PLAN

PHASE 1 - BUILDINGS 1 & 2

Size

One Remaining Unit - ± 5,418 square feet



ONE UNIT LEFT!!!

300 Beaver Lake Road
32,285 sq.ft.

Unit 30
5,418 square feet

BEAVER LAKE ROAD

AERIAL PLAN

- 3 minutes away from many food and service options in Lake Country (Winfield)
- 10 minutes from UBCO and Kelowna's International Airport (YLW)
- 22 minutes from Downtown Kelowna
- 26 minutes to Vernon
- <2 hours to Kamloops
- <1 hour 20 minutes to Penticton

CONCEPTUAL PHOTOS

CONTACT

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