



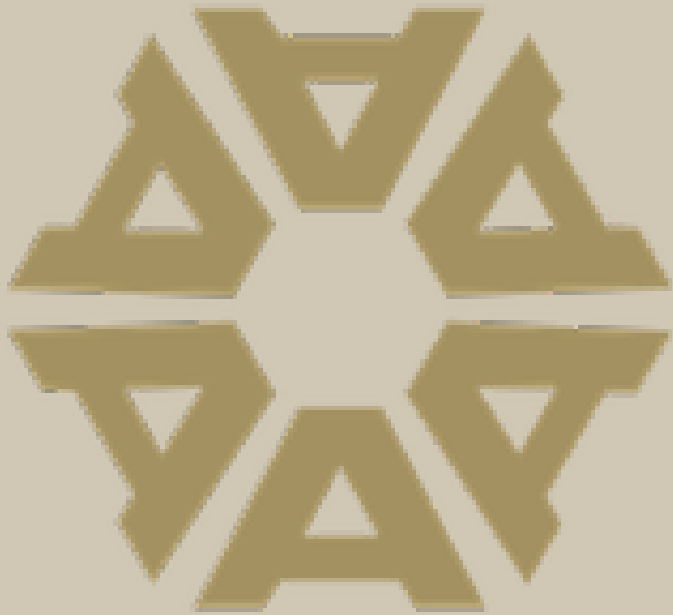
ARGUS[®]
PROPERTIES LTD.

FOR LEASE

**SOPHISTICATED FLEX
INDUSTRIAL BUILDING
LOCATED IN THE DESIRABLE
AIRPORT BUSINESS PARK**

1652 - 1654 INNOVATION DRIVE, KELOWNA, BC

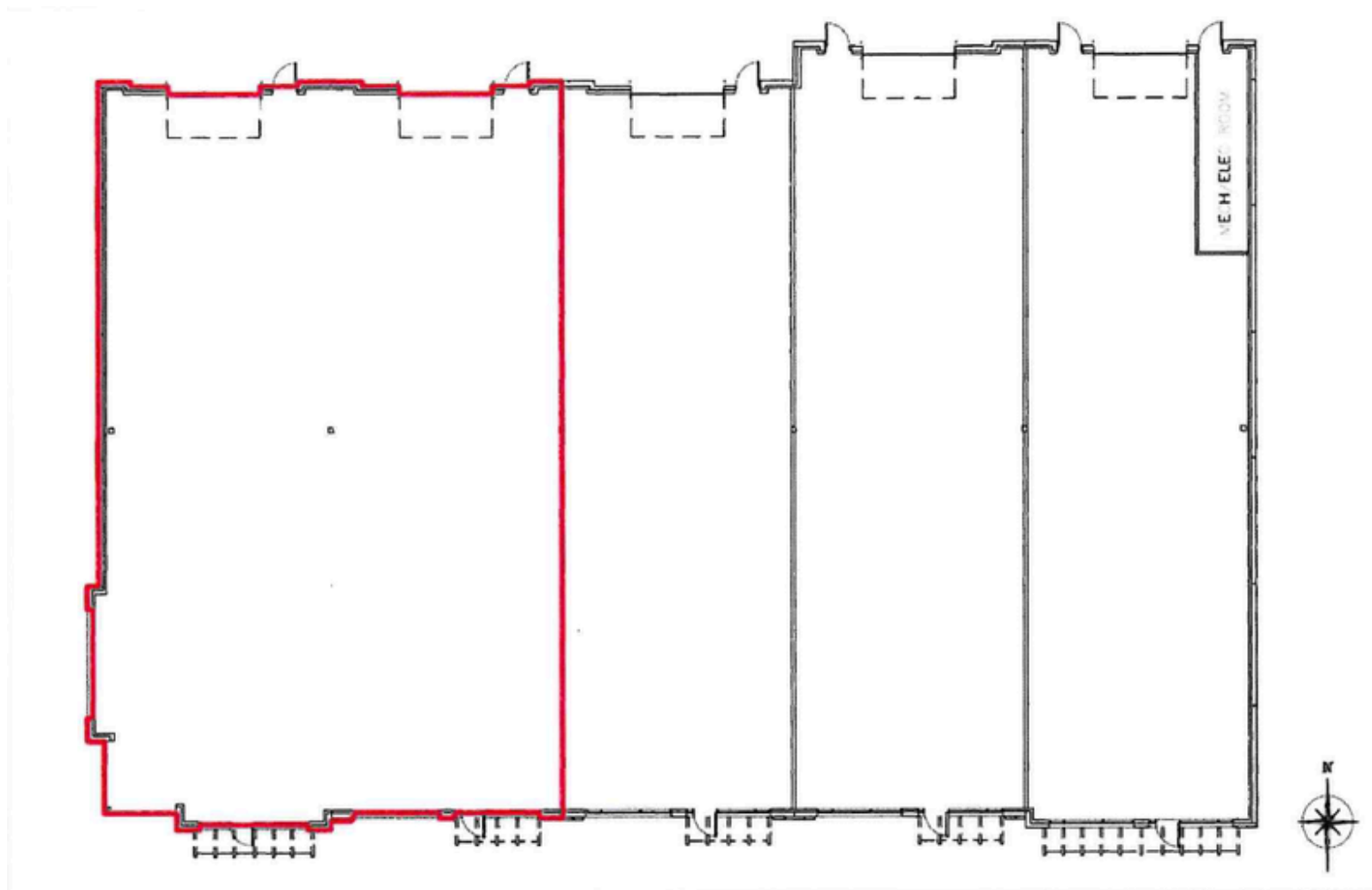




INTRODUCING ARGUS BUSINESS PARK NORTH: THE PREMIER INDUSTRIAL HUB JUST MINUTES FROM YLW AIRPORT.

Located in Kelowna across Highway 97 from the Kelowna International Airport, this flex warehouse and showroom space offers immediate occupancy in a high visibility location. With strong traffic exposure along Highway 97 and convenient access to nearby services, it is well suited for a range of commercial uses. The property is close to the Okanagan campus of UBC and two award winning hotels, providing a well connected setting for your business.





FLOORPLAN AND SPACE LAYOUT

- Modern Building Design
- Second Floor Potential
- 5747 sq. ft.
- 24' clear ceiling
- Gas-fired overhead heaters
- Individually metered utilities
- 3-phase power
- Air Conditioned Space
- 12' x 14' overhead doors
- HVAC Roof Top Unit
- Ample Parking
- Floor to Ceiling Glazing

UNPARALLELED ACCESSIBILITY

Less than one minute 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.

Site Location:

1652 - 1654 Innovation Drive, KELOWNA, BC

**Grocery Stores, Breweries & Restaurants
Located Merely Minutes Away**

NEARBY AMENITIES

TRAVEL TIMES

YLW International
Airport

1 min drive

Airport Village
District

1 min drive

University of British
Columbia Okanagan

3 min drive



A PROVEN TEAM



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