



# Industrial Units For Lease

3196 Appaloosa Road, Kelowna, BC



# PROPERTY FEATURES

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|  <b>Unit Size</b><br>Unit 102 & 103 - 1,877 SF<br>**Units can be combined |  <b>Rent</b><br>\$20.00 per sf net                |
|  <b>Unit Heights</b><br>21' - 24' clearance height,<br>no mezzanines      |  <b>Washroom</b><br>Completed 2-piece<br>Washroom |
|  <b>Zoning</b><br>I2- General Industrial                                  |  <b>Parking</b><br>2 stalls per unit              |
|  <b>Unit Power</b><br>200 Amp<br>(120/208V-3 Phase)                       |  <b>Unit Heating</b><br>Gas fired unit heater     |

Opportunity to lease the final two small bay industrial units in Kelowna's new Appaloosa industrial corridor, adjacent to Sexsmith Road. Units 102 and 103 each offer 1,877 SF and can be combined for a total of 3,754 SF. Designed for flexibility and functionality, each unit features a minimum 21' clear ceiling height, 16' overhead doors, gas-fired warehouse heating, and a finished 2-piece washroom. These move-in ready spaces offer excellent usability, visibility, and access in a sought-after industrial location.





Unit	Total SF	Base Rent	Triple Net	Unit	Total SF	Base Rent	Triple Net
101	1,877	LEASED	-	107	1,233	LEASED	-
102	1,877	\$20.00/sf	\$6.00/sf	108	1,233	LEASED	-
103	1,877	\$20.00/sf	\$6.00/sf	109	1,233	LEASED	-
104	1,877	LEASED	-	110	1,233	LEASED	-
105	1,877	LEASED	-	111	1,233	LEASED	-
106	1,877	LEASED	-	112	1,233	LEASED	-



## Let's chat.

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