



**KYLE
ROAD**
BUSINESS PARK

FOR SALE / LEASE
2638 Kyle Road, West Kelowna



DEVELOPED BY



MARKETED BY



COLDWELL BANKER
HORIZON REALTY



CBRE

KYLE ROAD BUSINESS PARK

Kyle Road Business Park delivers an opportunity to secure premium industrial space in a strategic **West Kelowna** location. Designed to elevate both operations and long-term asset value, the development features a modern standalone building with high-spec finishes and a highly efficient layout. With **32' clear ceiling heights** and **both dock and grade loading**, the property is built to maximize functionality, streamline logistics, and support business growth for years to come.

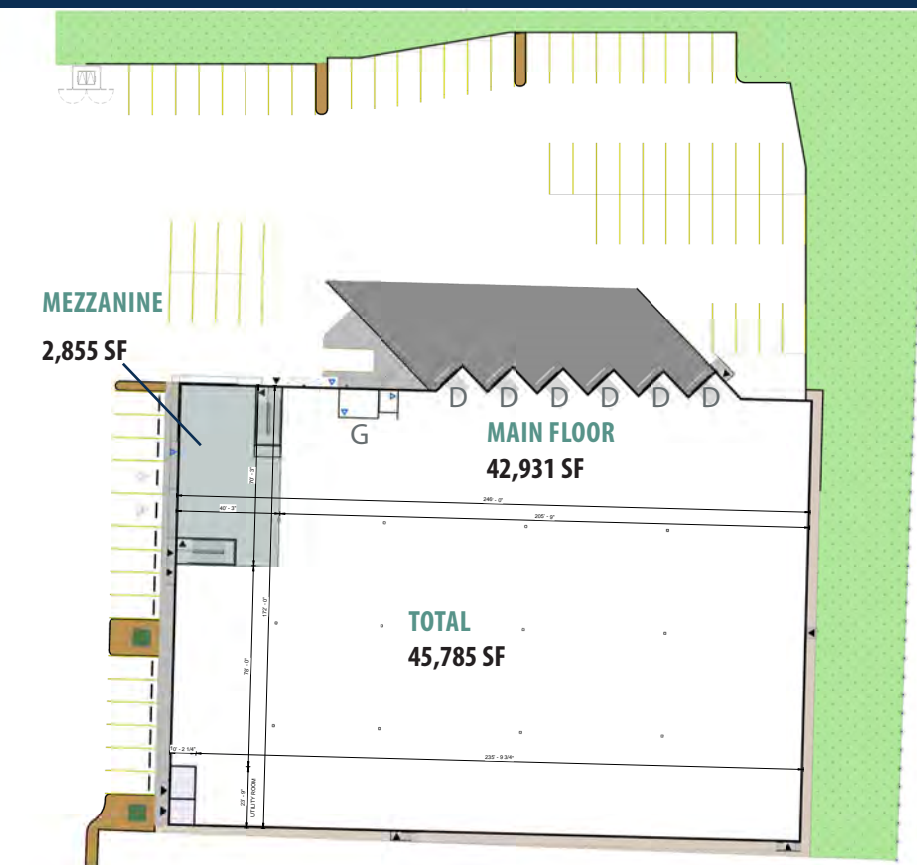


DESIGNED FOR SUCCESS

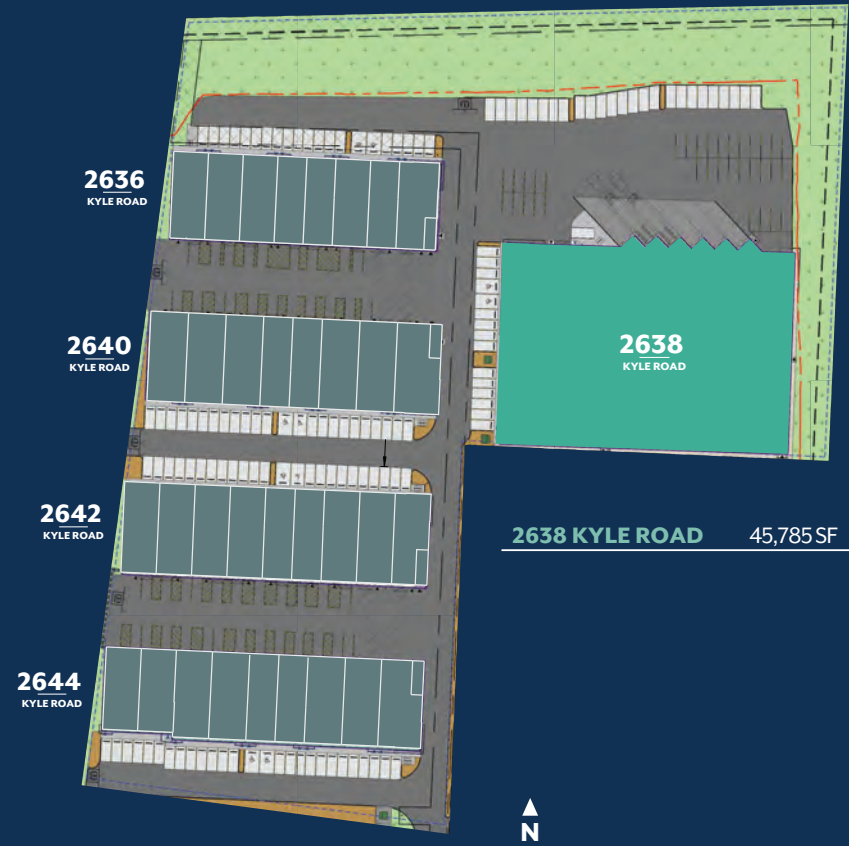
This modern light industrial building offers an ideal solution for businesses seeking efficient, flexible space in a highly accessible location. Available for lease or for sale, it is designed to support a wide range of uses including large format distribution. This building features contemporary construction, functional layouts, and practical loading capabilities that enhance day-to-day operations.



BRAND NEW INDUSTRIAL STANDALONE BUILDING
IMMEDIATE OCCUPANCY | 45,785 SF BUILDING



KYLE ROAD BUSINESS PARK



TOTAL PROJECT SIZE
150,117 SF

POSITIONED FOR GROWTH

Strategically located near Highway 97 and surrounded by a strong business community, the property offers direct access to a major transportation corridor connecting regional and national distribution networks. Kyle Road Business Park is designed to accommodate large trailers and heavy-duty vehicles and provides the space and infrastructure required for efficient logistics, distribution, and transportation operations.



BUILDING FEATURES



Lighting
ENERGY EFFICIENT
LED LIGHTING



Floor Load
GROUND FLOOR: 500LB/SF
MEZZANINE: 100 LB/SF



Ceiling Height
32' CLEAR



Construction
INSULATED
PRECAST CONCRETE
WALL PANELS



Power
400-AMP/600 VOLT/3-PHASE
ELECTRICAL SERVICE



Washroom
ACCESSIBLE
WASHROOM ON
GROUND FLOOR



Grade Loading (1)
12' X 14' GRADE LOAD
OVERHEAD DOORS
WITH 1HP MOTOR



Dock Loading (6)
9' 2" X 10' ELECTRICALLY OPERATED
LOADING DOCK DOORS, WITH
A MANUAL HYDRAULIC DOCK
LEVELER, SEALS, & BUMPERS



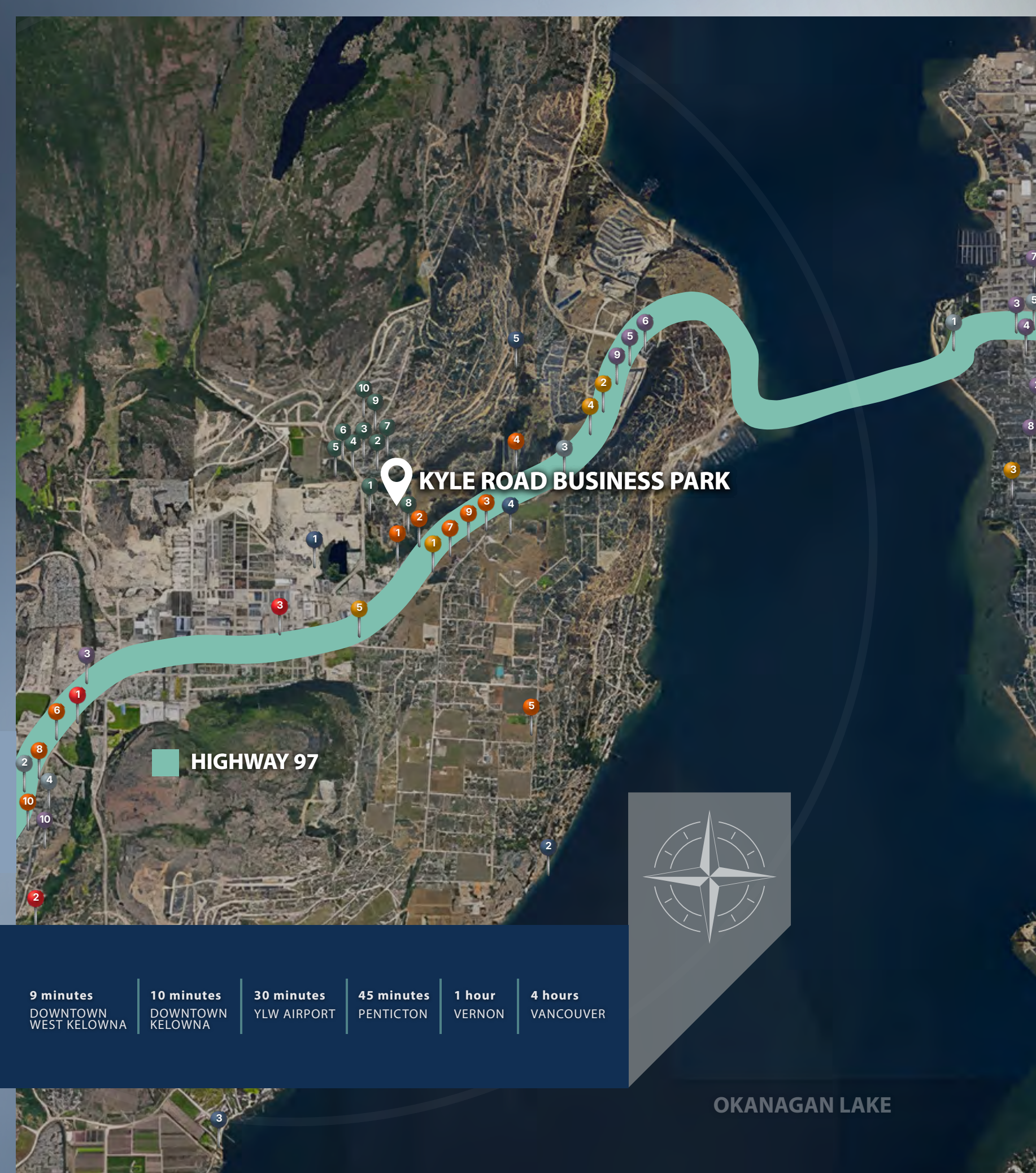
Sprinklers
ESFR SPRINKLERS



Zoning
I1



LOCATION & SURROUNDINGS



KYLE ROAD BUSINESS PARK

HIGHWAY 97

OKANAGAN LAKE

- 9 minutes DOWNTOWN WEST KELOWNA
- 10 minutes DOWNTOWN KELOWNA
- 30 minutes YLW AIRPORT
- 45 minutes PENTICTON
- 1 hour VERNON
- 4 hours VANCOUVER

NEIGHBOURING BUSINESSES

- 1 TYTAN Storage
- 2 Bekins Moving & Storage Kelowna
- 3 PuroClean Restoration Kelowna
- 4 Precision Restorations Inc.
- 5 Stellar Craft Cabinetry Inc.
- 6 Next Level Graphics
- 7 LeafFilter Gutter Protection
- 8 Fraser Pacific Equipment (Wholesale Trailers)
- 9 First Response Fire Protection
- 10 Endura Paint

RESTAURANTS & FOOD

- 1 Pepper Pot Grill
- 2 Wok Inn 3
- 3 Jade Buffet West Kelowna
- 4 Bliss Bakery Kitchen
- 5 The Hatching Post Brewery & Smoker
- 6 Kekuli Café
- 7 Canadian 2 For 1 Pizza
- 8 Bamboo Chopsticks Vietnamese Restaurant
- 9 Asuki Sushi
- 10 Cherry Pit Restaurant

BANKS & ATMs

- 1 RBC Royal Bank
- 2 TD Canada Trust
- 3 CIBC Banking Centre
- 4 Scotiabank
- 5 Coast Capital Savings

GAS STATIONS & CONVENIENCE STORES

- 1 Petro-Canada
- 2 Shell
- 3 Chevron
- 4 Esso
- 5 Canco

RETAIL & SUPERMARKETS

- 1 Save-On-Foods
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Superstore (Real Canadian Superstore)
- 5 Shoppers Drug Mart
- 6 Dollarama
- 7 Canadian Tire
- 8 Home Hardware
- 9 Okanagan Lake Shopping Centre
- 10 Westside Centre (Retail Plaza)

HOTEL & ACCOMMODATION

- 1 Super 8 by Wyndham West Kelowna
- 2 Fairfield Inn & Suites by Marriott West Kelowna
- 3 Lake Okanagan Resort

RECREATION / POINTS OF INTEREST

- 1 Shannon Lake Regional Park
- 2 Kalamoior Regional Park
- 3 Rotary Beach Park
- 4 Mount Boucherie Recreation Complex
- 5 West Kelowna Multi-Sport Centre

DEVELOPED BY



Lorval Developments is a real estate developer focused on exceptional quality and long-term value add. It is positioned to deliver best in class product across residential, commercial, and industrial markets. Lorval Developments has two offices, one in the Lower Mainland, and another in the Okanagan, ensuring all projects have a local management team, providing timely, on the ground response as needed.

MARKETED BY



STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stvelaursen@rlkcommercial.com

BIANCA GILBERT

PERSONAL REAL ESTATE CORPORATION

604.374.8221

bianca.gilbert@cbre.com

STEWART DUNBAR

PERSONAL REAL ESTATE CORPORATION

250.718.8775

stewart@coldwellbanker.ca

This disclaimer shall apply to CBRE Limited, Coldwell Banker and Royal LePage Kelowna, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE" and "RLK"). All references to CBRE Limited, Coldwell Banker and Royal LePage Kelowna herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, Coldwell Banker or RLK, and CBRE, Coldwell Banker and RLK does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE, Coldwell Banker and RLK does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE, Coldwell Banker or RLK. CBRE, Coldwell Banker and the CBRE logo and RLK and the RLK logo are the service marks of CBRE Limited, Coldwell Banker and Royal LePage Kelowna and/or its affiliated and or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

