



**CARRINGTON  
BUSINESS PARK**

**SUPERIOR SPACE  
UNBEATABLE VALUE**

**FOR LEASE**

**BRAND-NEW SMALL BAY INDUSTRIAL  
UNITS IN WEST KELOWNA**



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**Marcus & Millichap**

# Opportunity

Presenting the opportunity to lease 3,163 - 6,306 SF brand new industrial units in Carrington Business Park - West Kelowna's premier industrial strata development. With flexible CD zoning, this property specifically accommodates Industrial, Service Commercial, Office, Residential, Ancillary Retail, and Caretaker Suite uses, this development represents one of the most adaptable and high-value leasing opportunities in the Okanagan region.

These high-quality units are constructed with durable concrete tilt-up insulated panels and feature 24-foot clear ceiling height, grade-level loading with 12' x 12' overhead doors, and a warehouse floor load capacity of 500 lbs/SF.

Located along Highway 97, the development offers exceptional visibility with pylon signage opportunities and exposure to over 30,000 vehicles per day. Strategically positioned with easy access to major transportation routes and nearby retail centres, Carrington Business Park combines functionality with convenience.

# Property Information

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CIVIC ADDRESS

3310 Carrington Road (Unit 204, 205, 207), West Kelowna, B.C
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ZONING

CD - Comprehensive Development
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UNIT SIZE

204: 3,163  
205: 3,163  
Total: 6,306  
  
207: 3,163
- 

CEILING HEIGHT

Warehouse space 24' clear
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PARKING

Up to 5 parking stalls/unit
- 

HVAC & HEATING

Individual HVAC units and warehouse gas heaters included
- 


FLOOR LOAD


500lbs/SF warehouse floor load capacity
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LOADING


Grade loading with 12' x 12' overhead doors

# Highlights

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3,163 - 6,306 SF Brand-New Industrial Units
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PYLON SIGNAGE OPPORTUNITIES with Highway Exposure to 30,000+ Vehicles/Day
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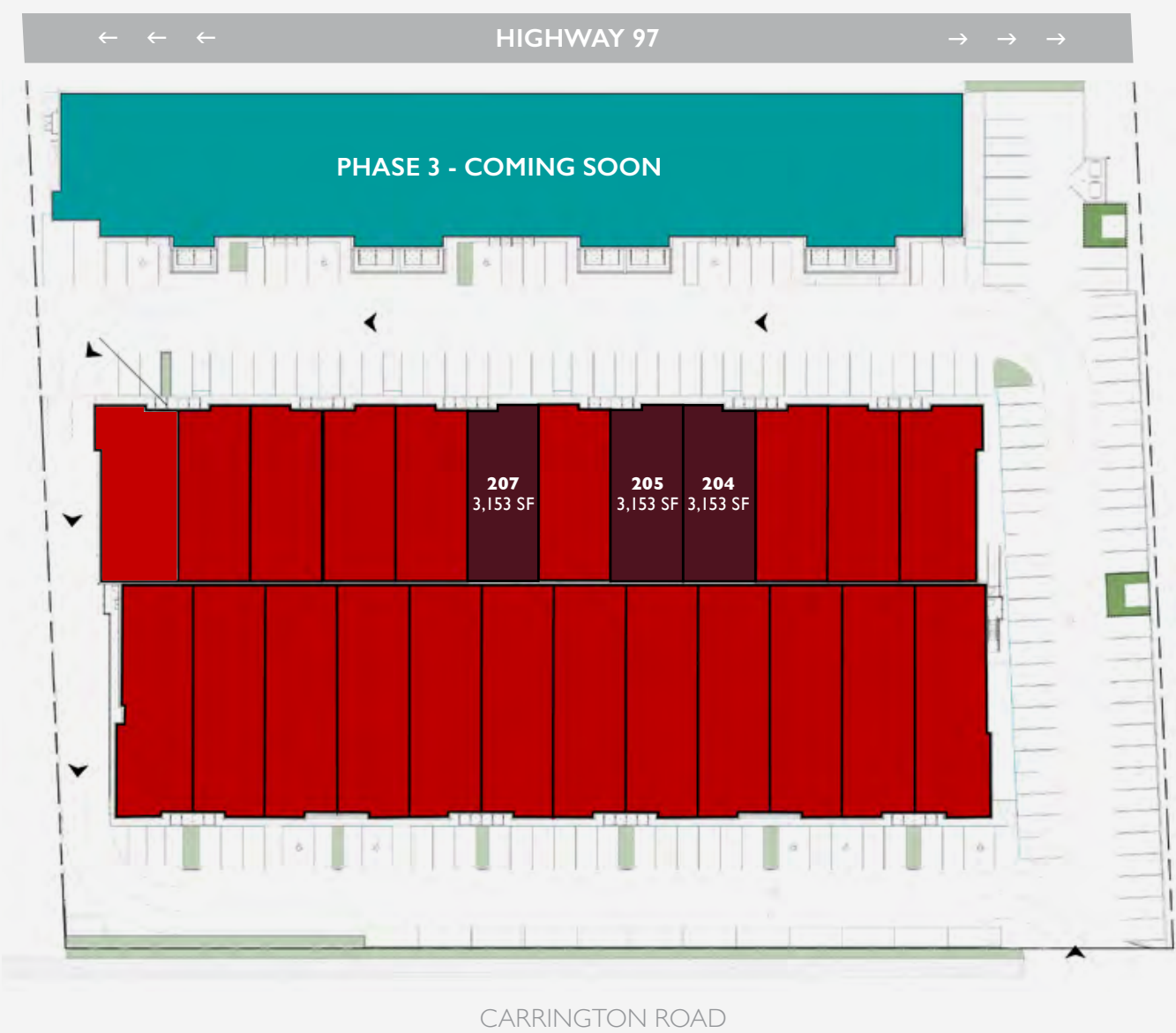
FLEXIBLE ZONING: Industrial, Service Commercial, Office, Residential, and Ancillary Retail uses
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BASIC RENT: \$16.00 PSF





Floor Plan



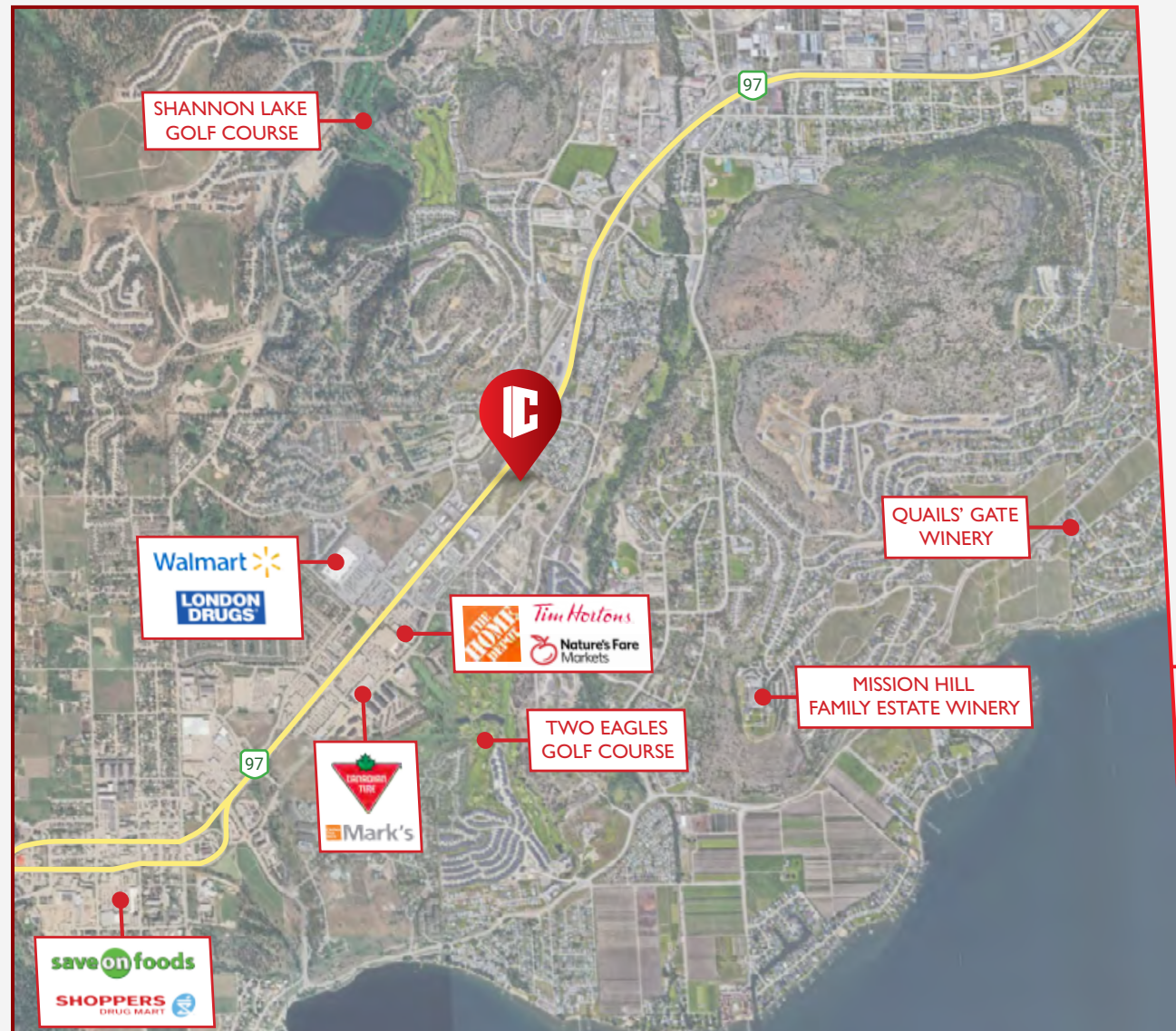
Unit #	212	211	210	209	208	207	206	205	204	203	202	201
Grd Flr						2,163		2,163	2,163			
2nd Flr						990		990	990			
Total						3,153		3,153	3,153			
Rent						\$16 PSF		\$16 PSF	\$16 PSF			





## Location Overview

Situated in the heart of West Kelowna, Carrington Business Park offers a highly accessible and amenity-rich location just off Highway 97. The property is close to a wide range of major retailers, including Walmart, Canadian Tire, Home Depot, Tim Hortons, and the Westbank Towne Centre. Nearby recreational amenities such as Shannon Lake Golf Course and the scenic Gellatly Bay waterfront further enhance the appeal of this location. With excellent transit connections and immediate access to major arterial routes, this development provides seamless connectivity to Kelowna and surrounding Okanagan communities.



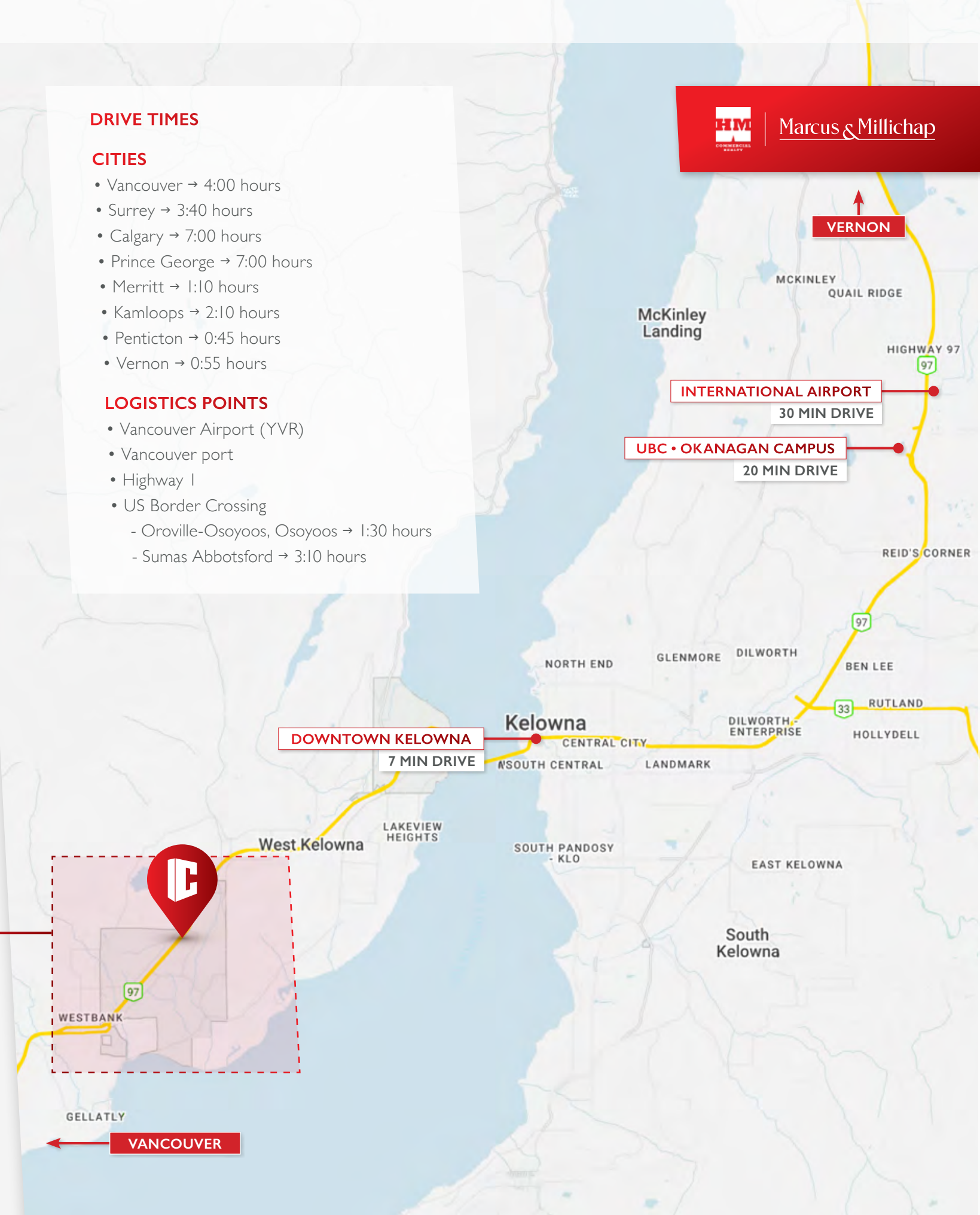
### DRIVE TIMES

#### CITIES

- Vancouver → 4:00 hours
- Surrey → 3:40 hours
- Calgary → 7:00 hours
- Prince George → 7:00 hours
- Merritt → 1:10 hours
- Kamloops → 2:10 hours
- Penticton → 0:45 hours
- Vernon → 0:55 hours

#### LOGISTICS POINTS

- Vancouver Airport (YVR)
- Vancouver port
- Highway 1
- US Border Crossing
  - Oroville-Osoyoos, Osoyoos → 1:30 hours
  - Sumas Abbotsford → 3:10 hours







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