

FOR LEASE

AS NEW INDUSTRIAL SPACE

3908 SF . Pre-Cast Construction . Attractive Design



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

104 - 2521 Juliann Road, West Kelowna

OPPORTUNITY

3908 sf End Unit in a modern, attractive development with pre-cast concrete construction, 17'6" clearance, excellent loading access, 12 x 14 overhead door

LOCATION

Juliann Road in West Kelowna offers easy access from Stevens Road to the North and connecting from Western Road, giving quick access to Hwy 97 S. Many complimenting businesses surrounding the area, including automotive specialty, storage, RV, autobody repair, motorcycle specialty, tire, helicopter flight services, auto wreckers with several food outlets as well.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

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KelownaCommercial.ca

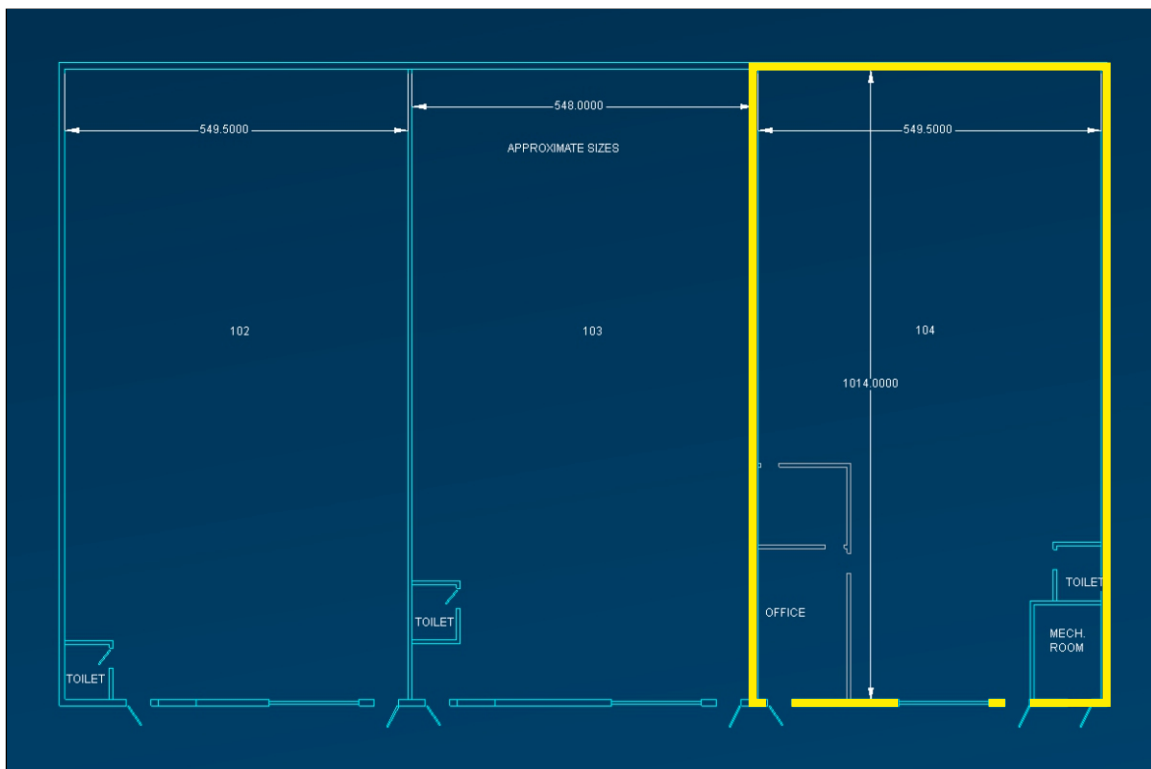
**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated
ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

2521 Juliann Road, West Kelowna
Lot: A, Plan: 27680, DL: 506, LD: 41 ODYD

KEY FEATURES

- Zoned I1 allowing for a wide variety of business applications
- 12 x 14 Overhead, grade level loading doors
- 600 Volt - 150 Amp power service
- Roof TPO - thermal polyolefin R30 insulation rating
- Suspended, Natural gas, forced air, heating
- All LED lighting included
- Finished with two offices and a 2 piece washroom

PROPERTY DETAILS

Brand new, Pre-Cast Construction with 10" Insulated Walls
Construction completed May 2022

Unit 104: 3908 Sq Ft

20' Ceilings (17'6" clearance to truss underside)

Only 3 units in building structure

Excellent loading access

LEASE DETAILS

Base Lease
Estimated Triple Net (2022)

15.00/ sq'
5.00 / sq'

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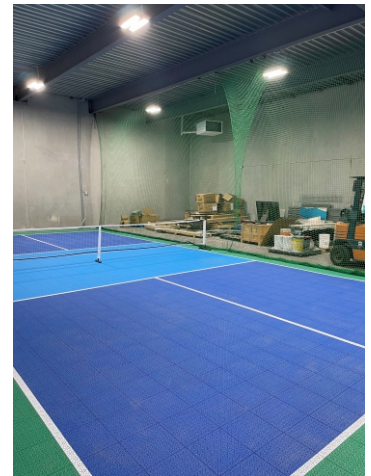
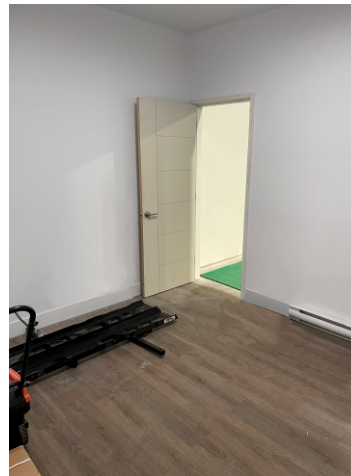


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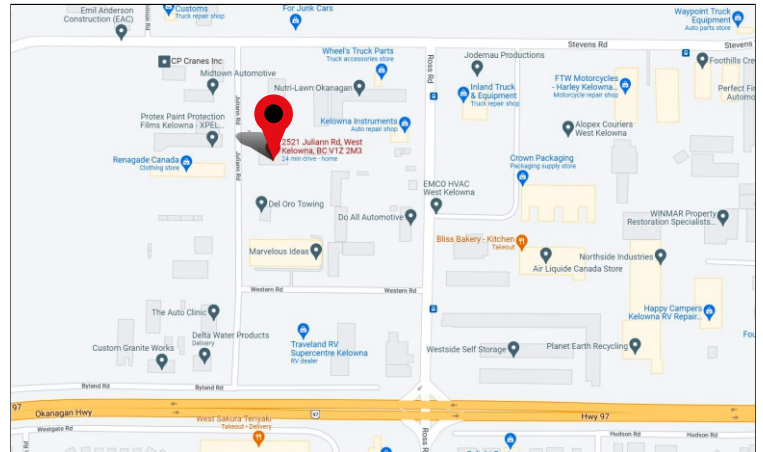
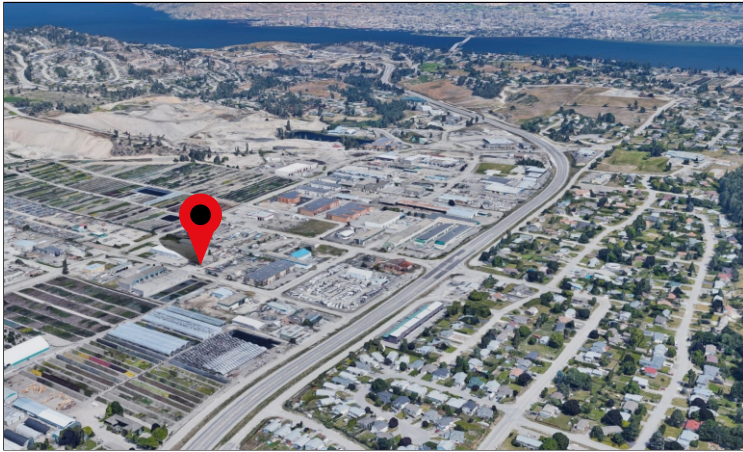
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MUNICIPAL ZONING I1: Light Industrial

To accommodate light industrial uses and associated uses.

Principal Uses:

- (a) Auctioneering establishment
- (b) Brewery or distillery
- (c) Bulk fuel depot
- (d) Commercial storage
- (e) Contractor service
- (f) Fire, police or ambulance service
- (g) Food bank
- (h) Freight or distribution outlet
- (i) Greenhouse or plant nursery
- (j) Heavy equipment sales, rental and repair
- (k) Heliport facility
- (l) Industry, general
- (m) Kennels

- (n) Office
- (o) Outdoor storage
- (p) Recreation services, indoor
- (q) Restaurant
- (r) Retail, service commercial
- (s) Utility service
- (t) Veterinary clinic
- (u) Warehouse
- (v) Commercial medical marihuana production

Secondary Uses:

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit

Site Specific Uses, Buildings & Structures

- (a) On Lot 1, Plan KAP51408, DL 506 commercial medical marihuana production in a multi-tenant building
- (b) On Plan KAS1290, DL 2683 commercial medical marihuana production in a multi-tenant building.

Contact Rob Archibald for a detailed provision of the I1 Zoning as provided by the District of West Kelowna.

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