



# FOR SUBLEASE

## INDUSTRIAL UNIT WITH GRADE & DOCK LOADING

#50 - 300 Beaver Lake Road, Kelowna, BC



**Kris McLaughlin, CCIM**

Personal Real Estate Corporation

**REMAX Commercial - REMAX Kelowna**

kris@commercialbc.com

**250.870.2165**

**Pranshu Mittal**

**REMAX Crest Realty**

info@pranshumittal.com

**778.893.7986**

**REMAX Commercial - REMAX Kelowna**

1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

## Property Details

**Civic Address:**

#50 - 300 Beaver Lake Road, Kelowna, BC

**Location:**

Located on the north side of Beaver Lake Road between Jim Bailey Road and Haldane Road in Kelowna, BC

**Unit Size:**

4,953 SF (approximate)

**Parking:**

6 dedicated on-site parking stalls to the front of the building

**Zoning:**

I2 - General Industrial

**Sublease Rate:**

\$17.00/SF + \$6.58/SF in additional rent (estimated for 2025) & applicable taxes. Basic rent will move to the rates as detailed in the Lease as of July 1, 2026

## In-line Industrial Unit with Both Grade and Dock Loading Centrally Located in the North Kelowna Industrial Area

**Opportunity:**

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to sublease an industrial unit in a multi-tenant commercial complex, located in Kelowna, BC.

**Features:**

Near-new industrial unit in Kelowna's highly connected Argus Business Park North.

- ▶ Versatile unit of approximately 4,953 SF with a large open warehouse space with two large walk-in coolers and freezers in excellent condition, offering a turnkey solution for cold storage, food distribution, or temperature-sensitive operations
- ▶ Warehouse features 28-foot clear ceilings, 3-phase power (120/208-125A & 347/600-200A panels), energy-efficient LED lighting and has two dock doors & one grade-level door
- ▶ Strategically located just off Highway 97N with immediate access to major transportation routes and is available for immediate occupancy
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin, PREC at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com) or Pranshu Mittal at 778 893 7986 or [info@pranshumittal.com](mailto:info@pranshumittal.com)



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## Floor Plan - Main



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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## Interior Photos



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## Exterior Photos

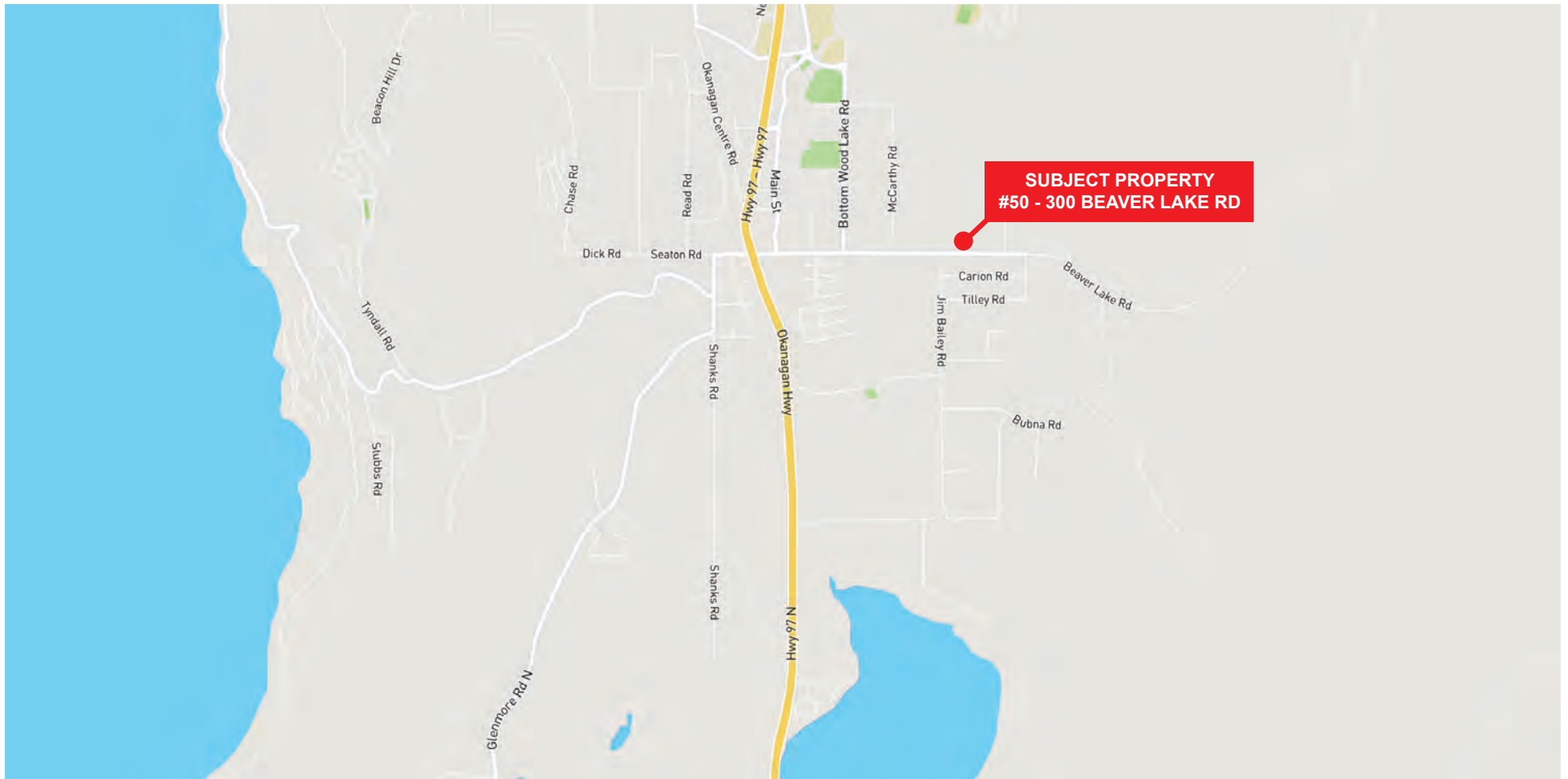


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## Complex Photos



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### Kris McLaughlin, CCIM

Personal Real Estate Corporation

#### REMAX Commercial - REMAX Kelowna

#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1

kris@commercialbc.com

250.870.2165

### Pranshu Mittal

#### REMAX Crest Realty

#300 - 1195 West Broadway, Vancouver, BC V6H 3X5

info@pranshumittal.com

778.893.7986



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