



# FOR SUBLEASE

## PROMINENT INDUSTRIAL END-CAP

110-130 - 1445 Stevens Road, West Kelowna, BC



**Kris McLaughlin** Personal Real Estate Corporation  
kris@commercialbc.com  
250.870.2165

**REMAX Commercial - REMAX Kelowna**  
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

## Property Details

### Civic Address:

Units 110-130: 1445 Stevens Rd, West Kelowna, BC

### Location:

On the south side of Stevens Road between Ross Road & McDougall Road in the main industrial area of West Kelowna

### Space Available:

Total:  $\pm 12,173$  SF (measurements taken from Landlord's floor plan)

### Parking:

Plenty of on-site, complex parking available

### Signage:

Outstanding fascia signage opportunity on the building & complex signage pylon

### Zoning:

I1 - Light Industrial Zone

### Sublease Term:

Expires September 30, 2028 with the potential to negotiate an extension with the landlord

### Basic Rental Rate for Sublease Term:

Oct 1/25 - Sept 30/26 - \$19.77/SF

Oct 1/26 - Sept 30/27 - \$20.17/SF

Oct 1/27 - Sept 30/28 - \$20.57/SF

plus additional rent of \$6.66/SF (estimated for 2026) & applicable taxes

## High Profile, Industrial End-Cap in the West Kelowna Business Park with Frontage Along Stevens Road

### Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease prominent industrial space on Stevens Road in the heart of West Kelowna's main industrial area.

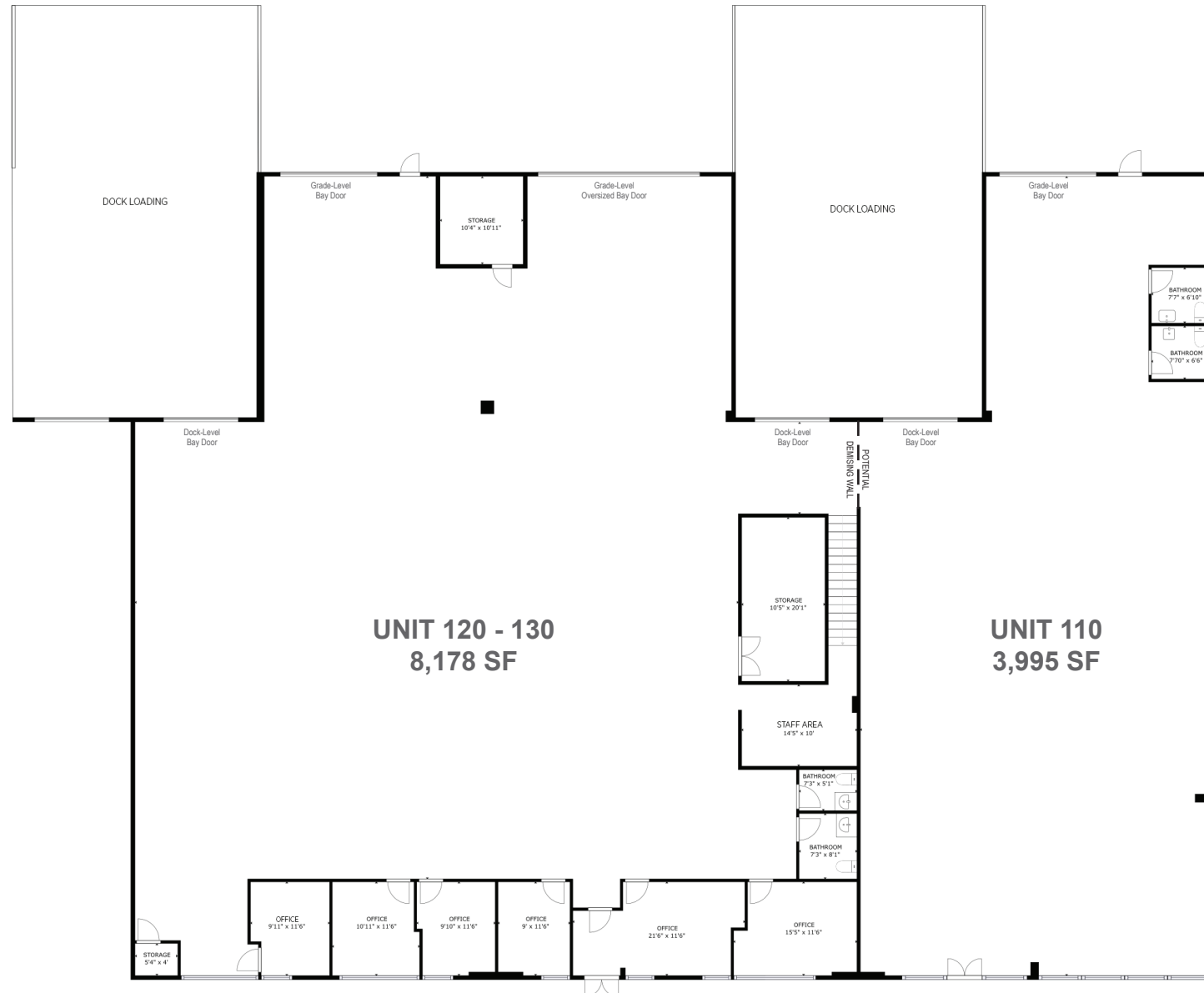
### Features:

Space totals  $\pm 12,173$  SF of prime industrial space in the prominent building in central West Kelowna, potential demising options are available if smaller footprints are desired.

- ▶ Unit 110 located at the corner of the building includes  $\pm 3,995$  SF of open warehouse space and features both a grade-level loading bay and a dock-level loading bay to the rear of the building, interior ceiling heights of up to 28 FT, 2 washrooms and a prominent front window display towering up to 2 floors in height. This unit has the potential to be demised from the rest of the space
- ▶ Unit 120 & 130 is the more in-line portion of the unit and totals  $\pm 8,178$  SF with 5 individual offices, a large reception/office, open warehouse space, staff area, storage rooms, washrooms and a small mezzanine area. Warehouse space features 2 dock-level loading bays and 2 grade-level loading bays one of which is over sized and ceiling heights up to 28 FT.
- ▶ If a larger space is desired both of the above options can be combined for a total of  $\pm 12,173$  SF with 3 dock-level loading bays and 3 grade-level loading bays to the rear of the building
- ▶ Outstanding opportunity for highly visible fascia signage on the north side of the building facing Stevens Rd and potential for signage on the complex pylon if available
- ▶ The West Kelowna Business Park is located 1 block north of the main Highway 97 S corridor, the main arterial transportation corridor through West Kelowna
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)

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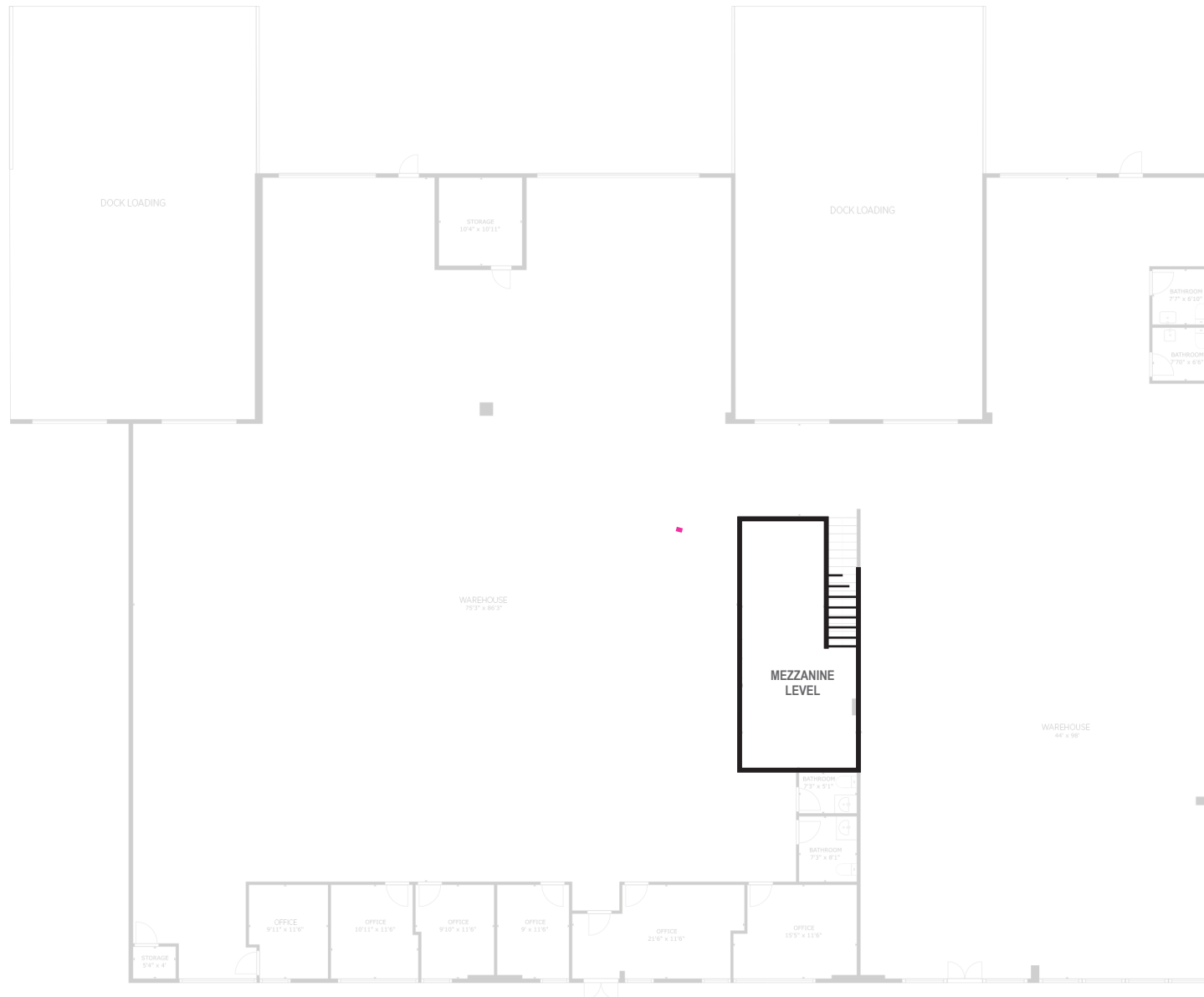
## Total Main Floor: ±12,173 SF



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information, configuration and square footage should be verified.

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## Mezzanine Level



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## Exterior Photos



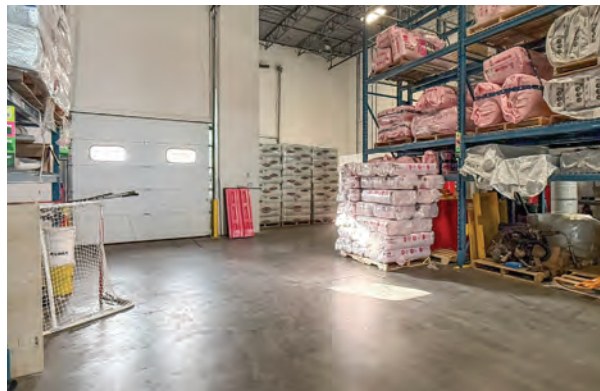
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## Aerial Images



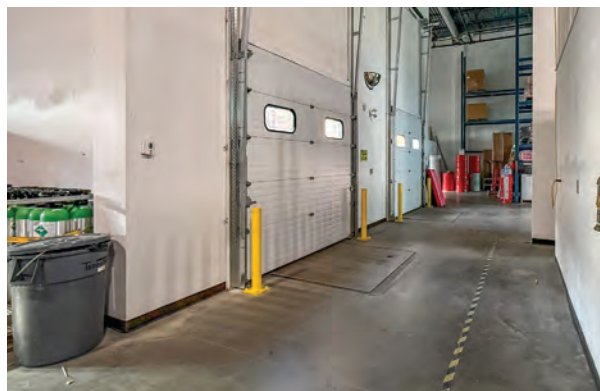
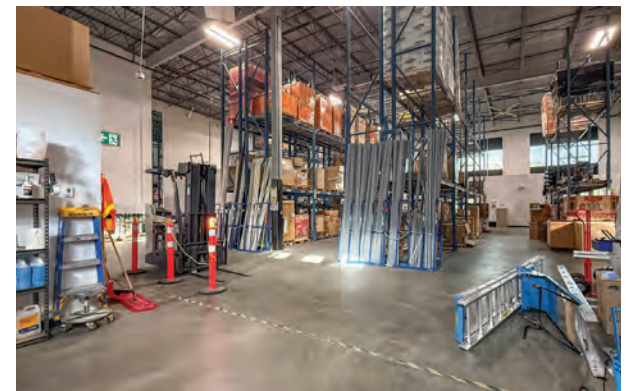
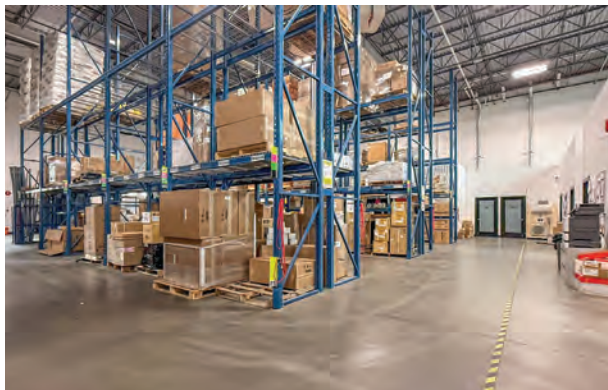
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## Interior Photos - Unit 110



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## Interior Photos - Unit 120 & 130 - Warehouse Space

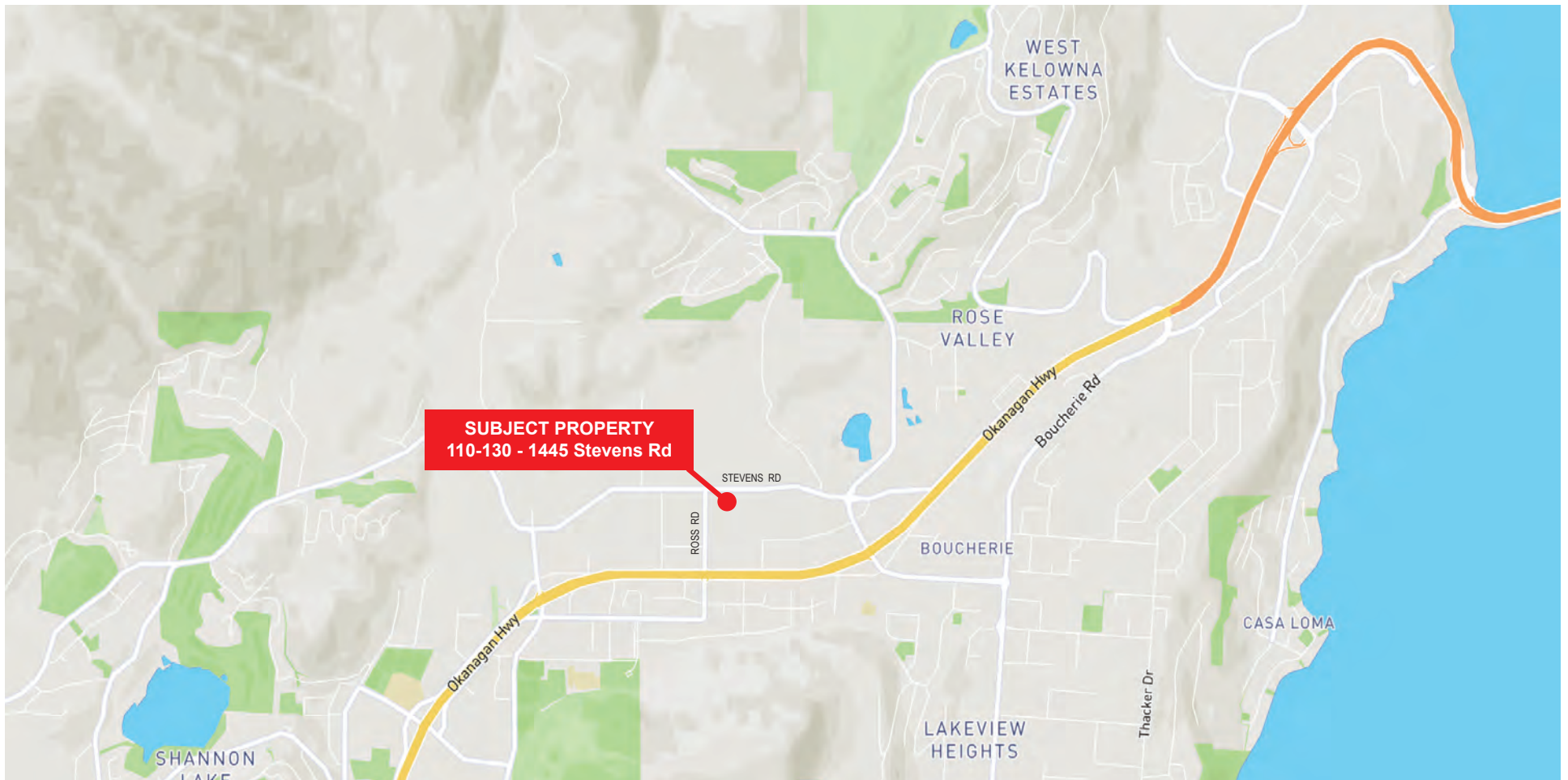


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## Interior Photos - Unit 120 & 130 - Office Space



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**REMAX Commercial - REMAX Kelowna**  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
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*The Commercial  
Real Estate Experts*



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