



FOR LEASE
END-CAP INDUSTRIAL UNIT
9015B Jim Bailey Road, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

Property Details

Civic Address:

9015B Jim Bailey Road, Kelowna, BC

Legal Description:

Lot C, Plan KAP86970, Section 2, Township 20, ODYD

PID:

027-556-387

Location:

Located mid-block on the east side of Jim Bailey Rd between Jim Bailey Cr and Hiram Walker Cr

Unit Size:

±3,500 SF

Adjacent Yard Space:

Up to ±3,232 SF of shared secure yard space (with one other tenant) to the east of the unit, at an additional charge

Year Built:

2017

Zoning:

I2 - General Industrial

Lease Rate:

\$16.50/SF + Additional Rents of \$5.25/SF (estimated for 2025) & GST

End-Cap Industrial Unit with Secure Yard Space Located in the North Kelowna Industrial Area

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease a newer industrial unit with adjacent yard space in an industrial complex in the North Kelowna Industrial Area.

Features:

- ▶ Prime ±3,500 SF industrial unit in an industrial complex situated on ±1.01 acres with access to and from Highway 97 N at Beaver Lake Road
- ▶ Versatile industrial space with ±500 SF of office space which includes an open work area/entrance, flexible rear work area/staffroom and a washroom, as well as ±3,000 SF warehouse space with 3 ground-level loading bays with overhead doors that provides potential for drive-thru capabilities, ±18 ft ceilings, 3-phase power and a washroom
- ▶ Unit has access to ±3,232 SF of shared, secure yard space (shared with one other tenant) adjoining the east side of the unit. There is also access to the yard space thru a ground-level loading bay. Yard space is available at an additional cost.
- ▶ I2 - General Industrial zoning allows for a multitude of possible light and general industrial uses
- ▶ The overall industrial complex is also for sale, which provides an opportunity for an owner-occupier to take-over this unit while generating cash flow from the others
- ▶ For more information or to arrange a tour of this industrial complex and its buildings contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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Complex Overview



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Complex Photos



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Complex Make-Up



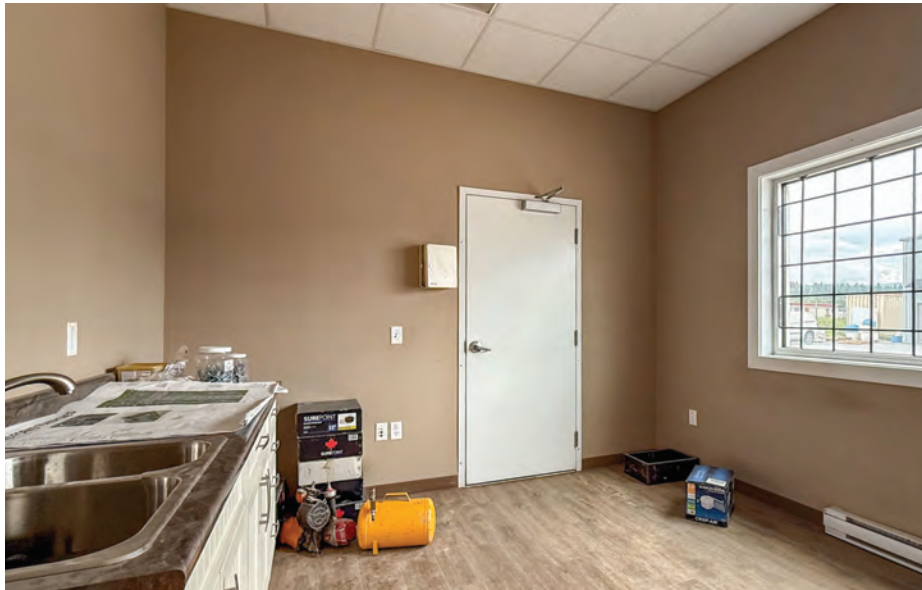
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Exterior Photos



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Interior Photos - Office Space



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Interior Photos - Warehouse



Zoning Information

I2 – General Industrial (excerpt from Zoning Bylaw No. 12375)

Section 14.4 – Industrial Zone Purposes

The purpose is to provide a zone for general industrial uses.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The **principal uses** in this **zone** are:

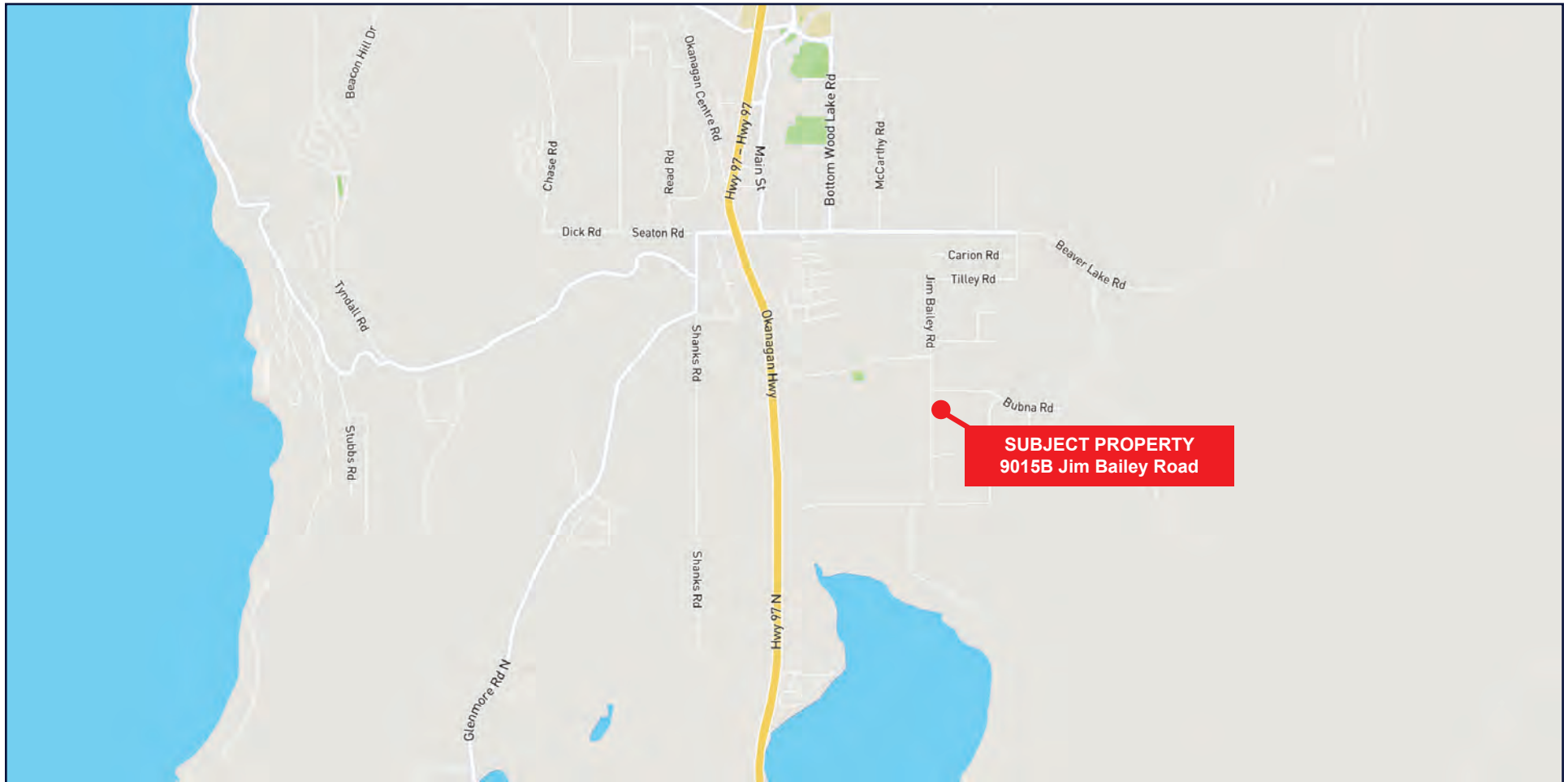
- Alcohol Production Facilities
- Animal Clinics, Major
- Animal Clinics, Minor
- Auctioneering Establishments
- Automotive & Equipment
- Automotive & Equipment, Industrial
- Boat Storage
- Bulk Fuel Depot
- Cannabis Production Facilities
- Commercial Storage
- Emergency and Protective Services
- Food Primary Establishment
- Gas Bar
- General Industrial Use
- Liquor Primary Establishment
- Non-Accessory Parking
- Outdoor Storage
- Participant Recreation Services, Indoor
- Recycling Depots

- Recycling Drop-Offs
- Temporary Shelter Services
- Warehousing

The **secondary uses** in this **zone** are:

- Accessory Buildings or Structures
- Agricultural, Urban
- Residential Security / Operator Unit
- Retail Cannabis Sales (I2rcs only)

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*The Commercial
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