

**REMAX**  
COMMERCIAL®

**FOR LEASE**  
**INDUSTRIAL END-CAP WITH YARD SPACE**  
#103 - 1505 Hardy Street, Kelowna, BC



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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:**

#103 - 1505 Hardy Street, Kelowna, BC

**Location:**

Located on the east side of Hardy Street, just north of the intersection of Hardy Street and Enterprise Way

**Unit Size (Warehouse & Offices):**

9,700 SF

**Included Yard Space:**

±14,000 SF - to the front of the building

**Available Yard Space:**

10,000 SF - to the rear of the building

**Zoning:**

I2 - General Industrial

**Lease Rate:**

Warehouse & Offices: \$18.50/SF plus additional rent & applicable taxes

Available Yard Space: \$2.75/SF plus additional rent & applicable taxes

## Multi-Bay Industrial End-Cap with Secure Yard Space to the Front and Additional Yard Space to the Rear

**Opportunity:**

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease industrial space centrally located on Hardy Street just off the busy Harvey Ave/Highway 97 corridor.

**Features:**

- ▶ Versatile industrial unit totaling 9,700 SF of industrial space including open warehouse space with retail desk/counter area and office space including an office, large boardroom, storage rooms, 2 washrooms and an electrical room
- ▶ Warehouse features up to 23 foot ceilings, 2 rear grade-level loading bays with overhead doors (accessed via a loading area to the south of the building with capabilities for both grade-level and dock-level loading), and a single dock-level loading bay to the front
- ▶ Exclusive ±14,000 SF yard space to the front of the unit with security fencing and a rolling gate for additional external storage and parking that is included with the unit
- ▶ An additional 10,000 SF of rear yard space comes with the unit but at an additional charge, this is a portion of a larger rear space
- ▶ Centrally located in a well established commercial area of Kelowna with neighbouring offices, retail stores, as well as service commercial and light industrial businesses
- ▶ For more information or to arrange a tour of this industrial unit contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)



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## Floor Plan



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

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### Warehouse Photos



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## Warehouse Photos



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## Office Photos



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## Exterior Photos - Building



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## Exterior Photos - Yard Space



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## Aerial Images



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# Site Plan



## **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**

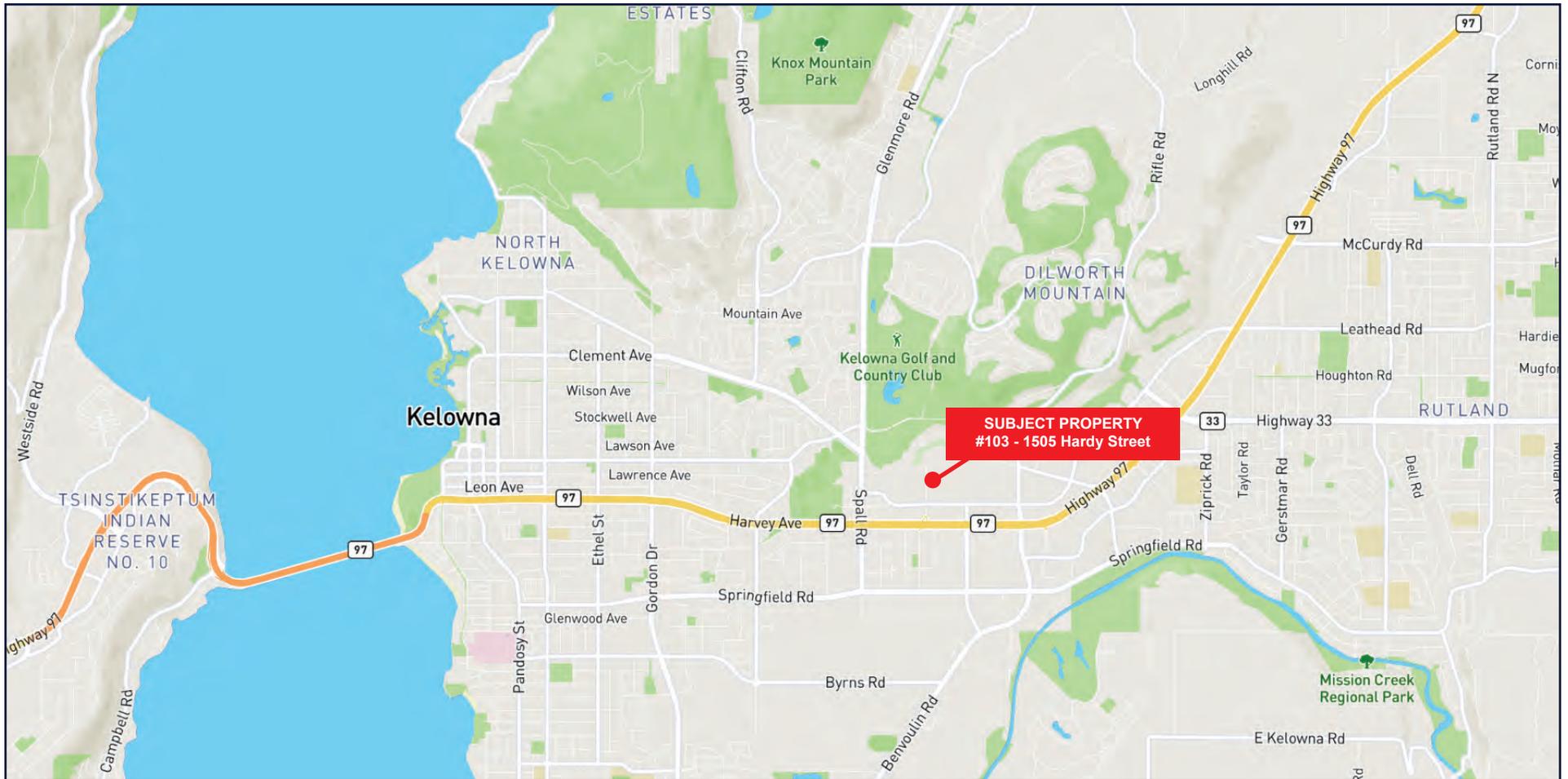
The **principal uses** in this **zone** are:

- 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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