



FOR LEASE

INDUSTRIAL UNITS & YARD SPACE

18277 Bentley Road, Summerland, BC



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REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

Property Details

Civic Address:

18277 Bentley Road, Summerland, BC

Location:

Located on the southwest corner of the intersection of Highway 97 S and Bentley Road

Available Units:

Unit 1: ±5,440 SF

Unit 2: ±3,745 SF

Available Yard Space:

±13,500 SF

Zoning:

M1 - Light Industrial

Lease Rates:

Unit 1: \$8.00 PSF Per Annum + \$3.30 PSF Per Annum additional rent (estimated for 2026) & applicable taxes

Unit 2: \$8.50 PSF Per Annum + \$3.30 PSF Per Annum additional rent (estimated for 2026) & applicable taxes

Yard Space: \$1.50 PSF Per Annum + \$0.82 PSF Per Annum additional rent (estimated for 2026) & applicable taxes

Industrial Units and Yard Space Available in Northern Summerland Just Off Highway 97 S

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents an opportunity to lease industrial units and/or the available yard space, located on Bentley Road in Summerland, BC.

Features:

Centrally located commercial units and yard space just off Highway 97 S at the intersection with Bentley Road.

- ▶ Unit 1 is a larger industrial unit totaling ±5,440 SF on a single floor and featuring a large open warehouse/shop area with grade-level loading through a 12' x 10' overhead door and approx 11.5 FT ceilings. Unit 1 also contains a separate area with a sales counter and double glass doors offering potential as a showroom or sales space. Additional features include storage rooms and a washroom
- ▶ Unit 2 is a slightly smaller unit totaling ±3,745 SF and comprised of ±3,261 SF on the main floor and ±484 SF upstairs. The main floor features a large open warehouse/shop with 3 exterior grade-level doors: two 9' x 12' doors at the front and one 12' x 13' door at the side. Two additional work areas, storage and a washroom provide flexibility for business operations. The upper floor contains multiple rooms, storage, and a washroom, with access to an exterior deck. A ground-level patio provides additional outdoor space.
- ▶ Approximately 13,500 SF of industrial yard space is also available. Located just off Highway 97 at Bentley Road. The available space is to the northern side of the building and is approximately 160 FT wide by 85 FT deep. The area follows the natural topography and the perimeter fencing and is open to the interior of the lot. The space is gravel, well drained and ready to use.
- ▶ For more information or to arrange a tour of this property and the available space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

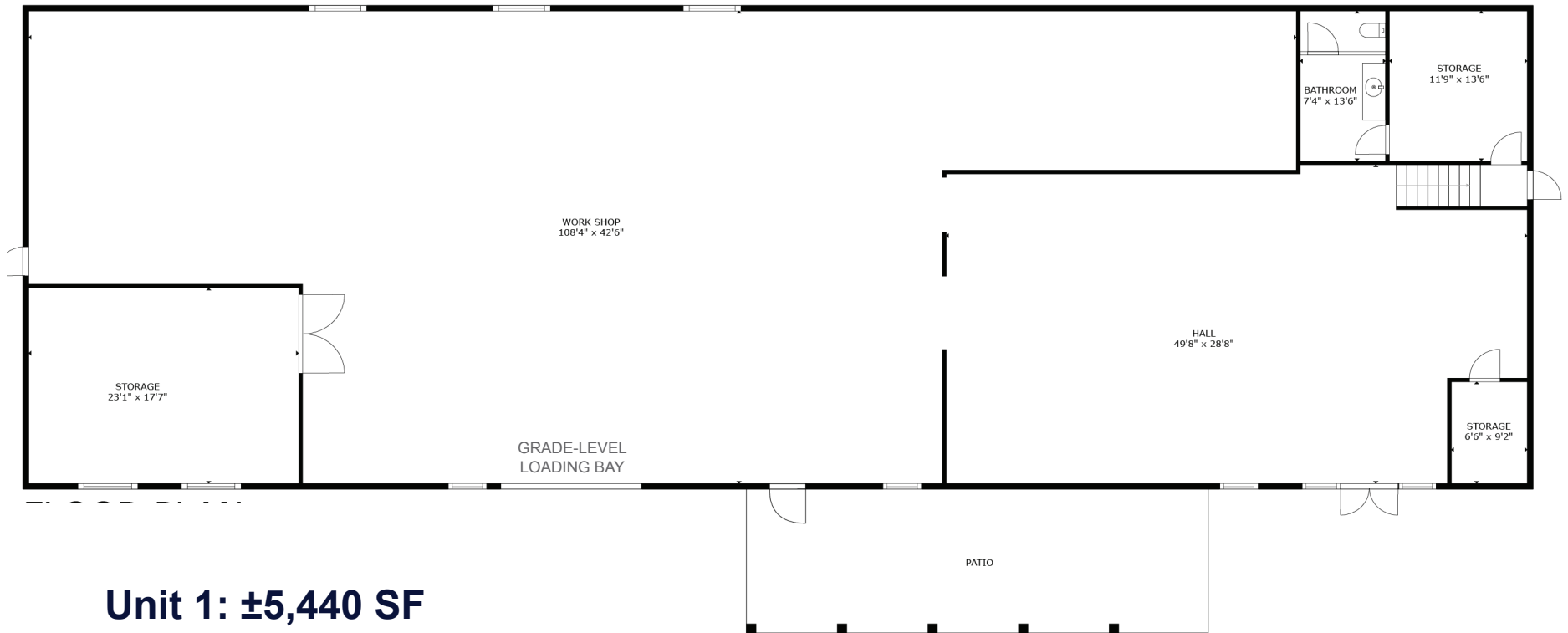
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Property Overview



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Unit 1 - Floor Plan



Unit 1: ±5,440 SF

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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Unit 1 - Interior Photos



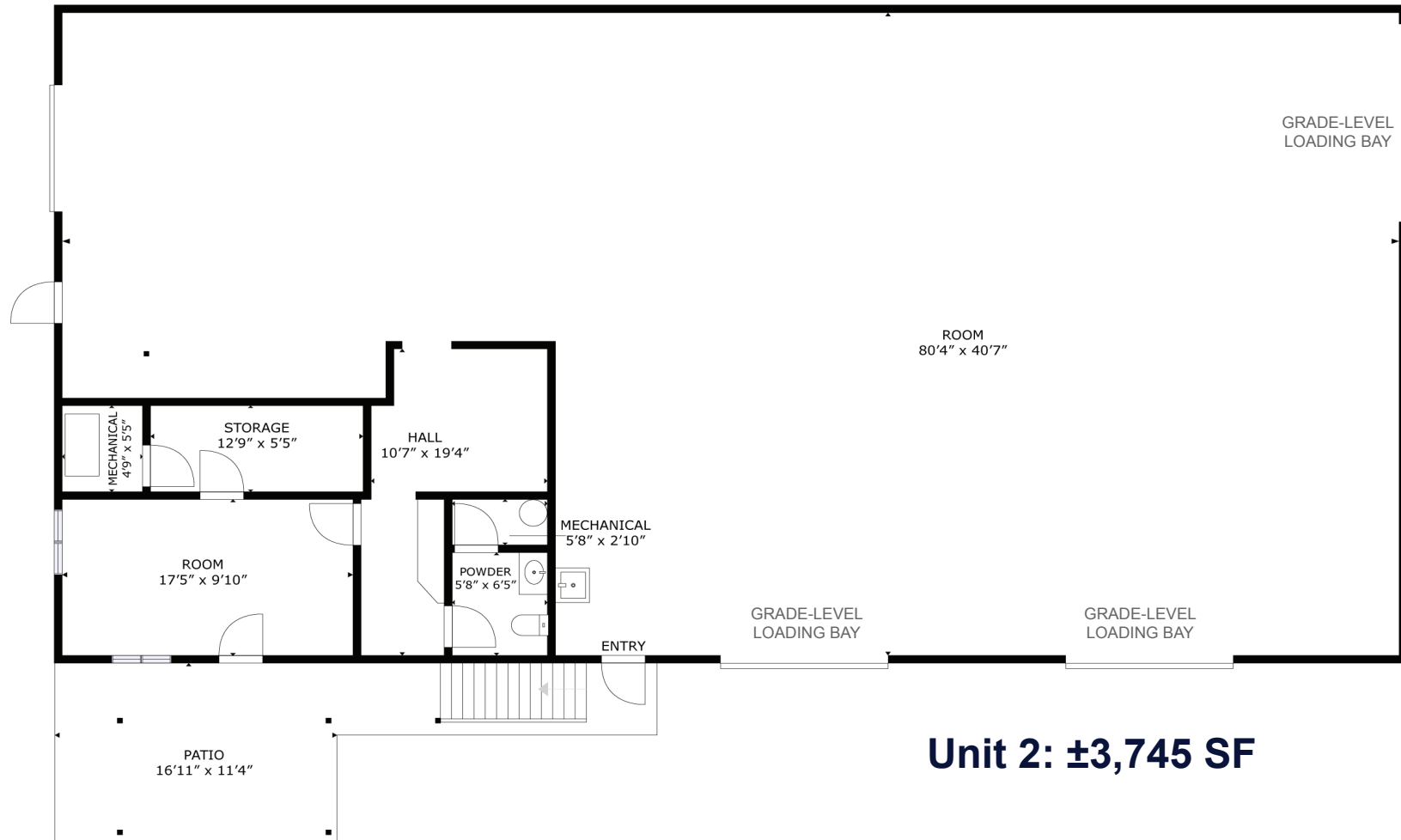
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Unit 1 - Exterior Photos



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Unit 2 - Floor Plan



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Unit 2 - Interior Photos



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Unit 2 - Exterior Photos



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Available Yard Space



SOURCE: District of Summerland GIS. Area shown is approximate and should be verified as to size, shape and configuration if important.

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Available Yard Space - Photos



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*The Commercial
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