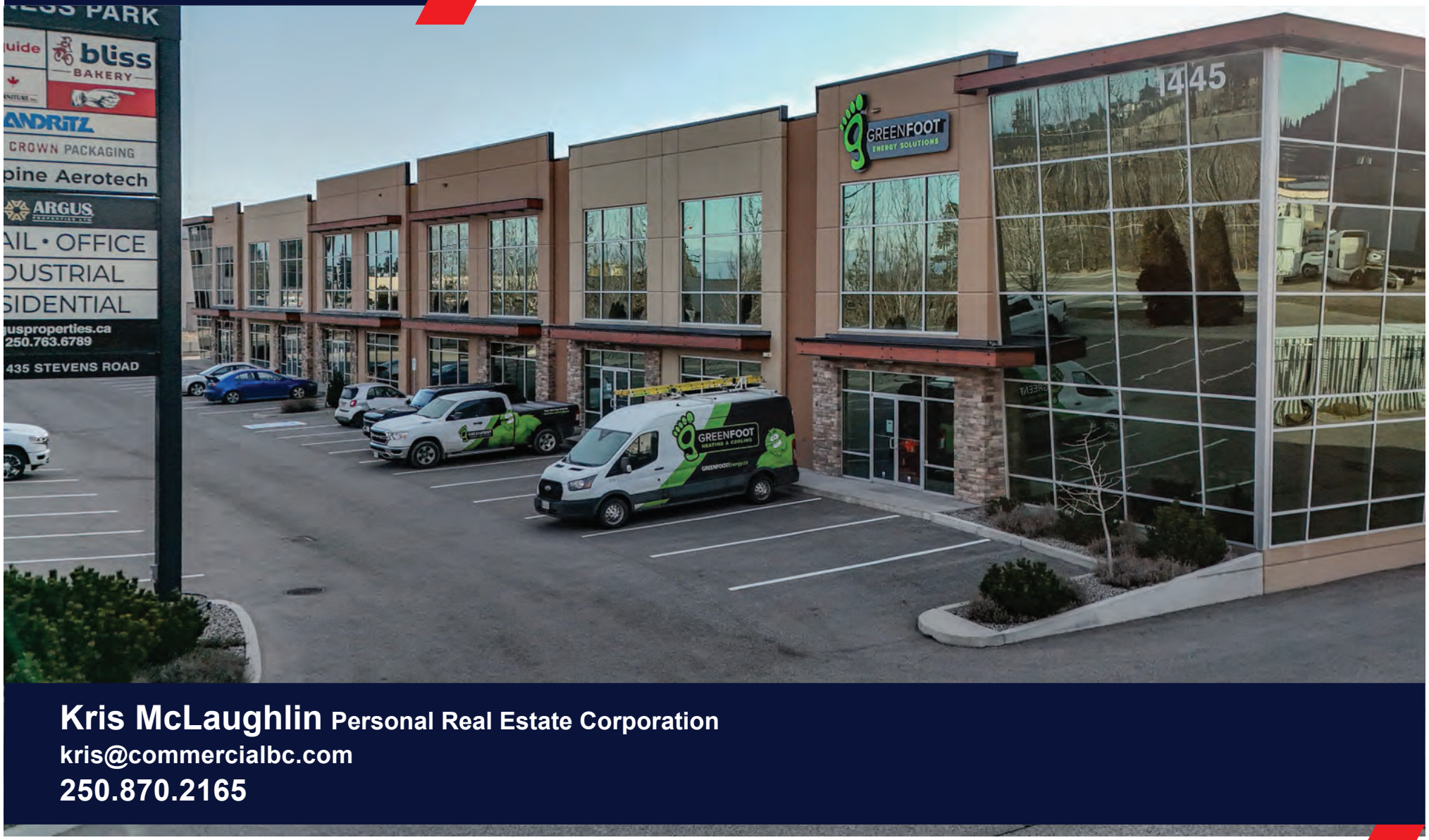
RE/MAX COMMERCIAL

FOR SUBLEASE

PROMINENT IN-LINE INDUSTRIAL UNIT

Unit 120-130 1445 Stevens Road, West Kelowna, BC



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

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

Each Office Independently Owned and Operated.

FOR SUBLEASE: Units 120-130 1445 Stevens Road, West Kelowna, BC

Property Details

Civic Address:
Units 120-130: 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:
±8,178 SF

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 Rate:
$20.17/SF (Oct 1/26 to Sept 30/27) increaseing to $20.57 (Oct 1/27 to Sept 30/28) plus additional rent of $6.66/SF (estimated for 2026) & applicable taxes

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

High Profile, In-Line Industrial Unit 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.

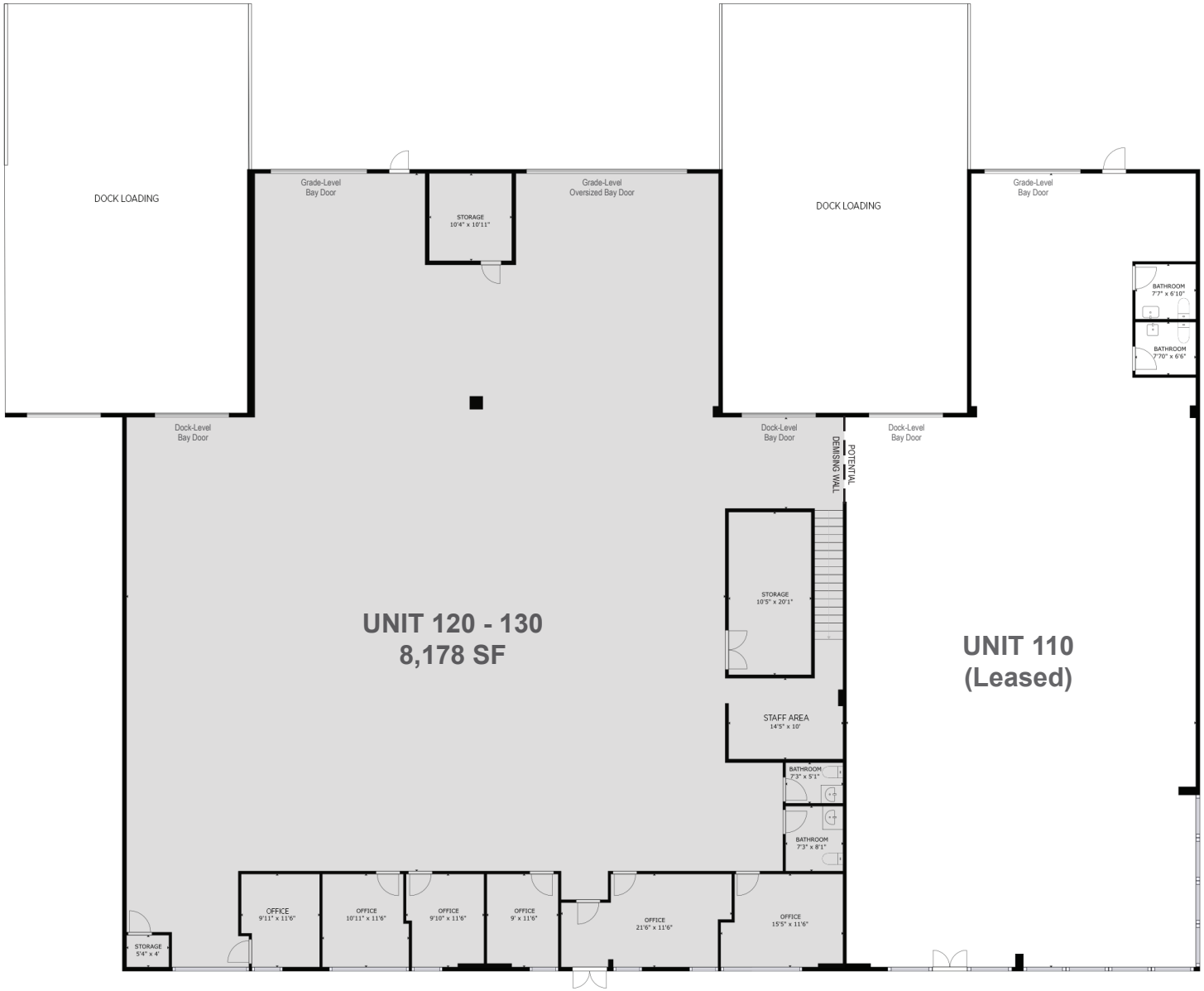
Features:

Space totals ±8,178 SF of prime industrial space in the prominent building in central West Kelowna, potential demising options are available if smaller footprints are desired.

- Unit 120-130 is an in-line unit and totals ±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 smaller space is required there is the potential to demise the space into 2 smaller units, depending on use, quality of tenant and landlord agreement
- 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 only 1 block north of the main Highway 97 corridor, the main arterial transportation corridor in West Kelowna
- This modern business park provides easy access from Highway 97 S via Ross Rd and Westlake Rd
- The complex is centrally located, only 8 minutes from Westbank Centre and 9 minutes from downtown 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

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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.

Mezzanine Level



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

Exterior Photos









Aerial Images

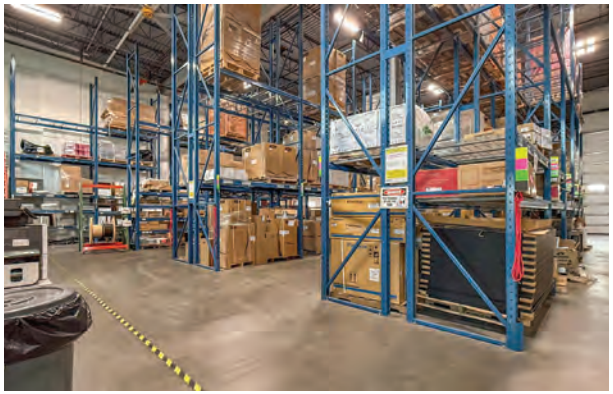
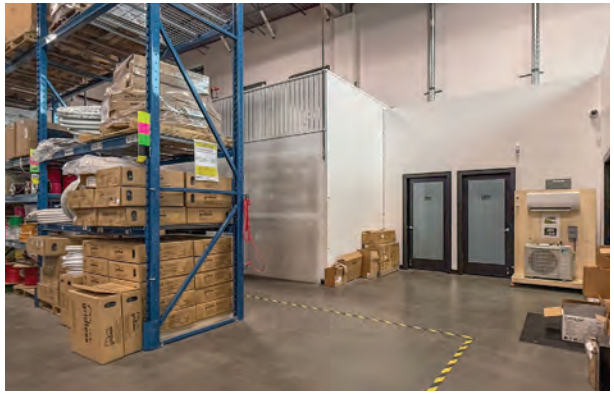
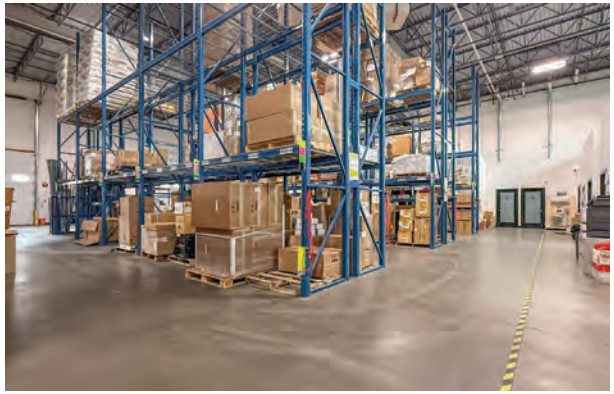








Interior Photos - Warehouse Area



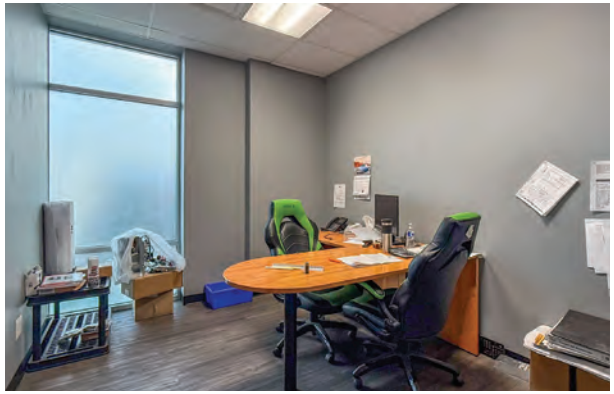




Interior Photos - Office Space











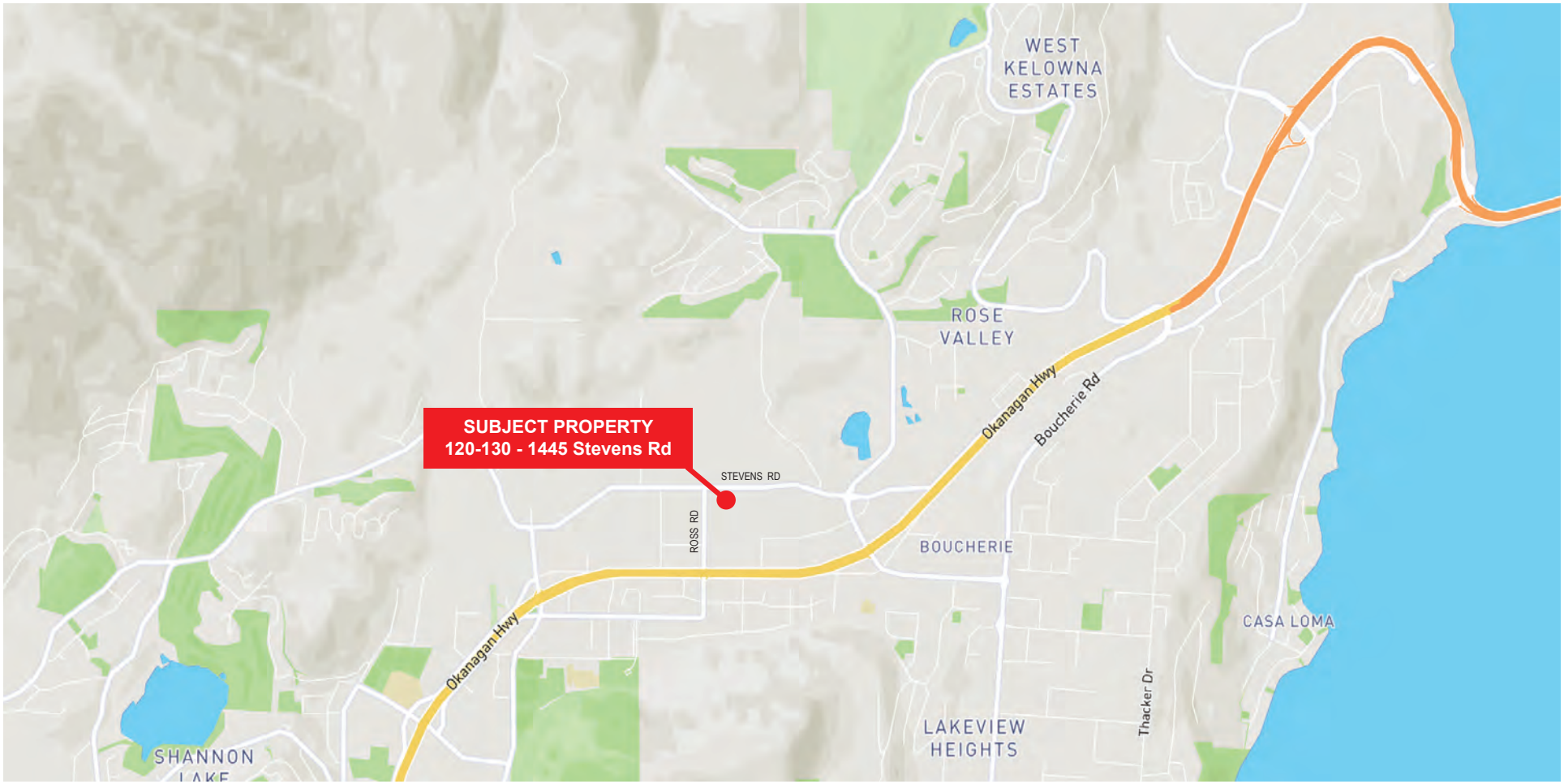








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