

NOW LEASING

3.95 Acre Industrial-Zoned Property with 89,000 SF Warehouse, Approx. 4,000 SF Available



858 ELLIS STREET & 399 BAY AVENUE

KELOWNA, BC



LOCATION

The Property is strategically located just north of Kelowna's downtown business district, with close proximity to both industrial and residential areas.



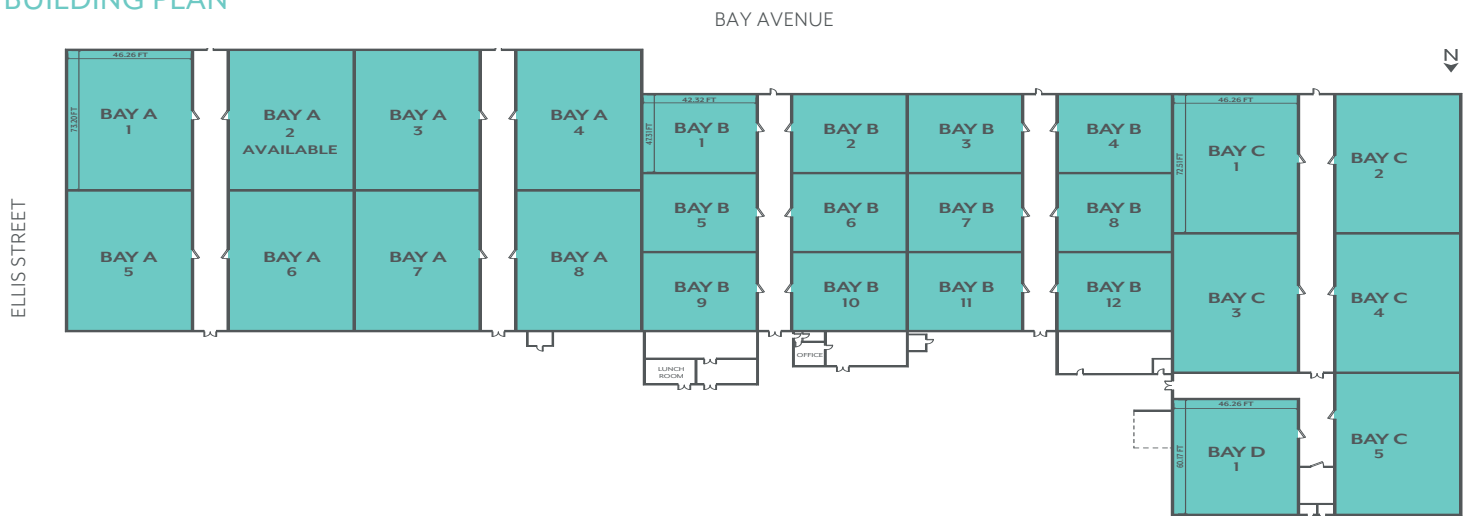
PROPERTY DETAILS

CIVIC ADDRESS	858 Ellis Street & 399 Bay Avenue, Kelowna, BC	
ZONING & DESCRIPTION	Industrial zoned (I-4), with permitted uses for: <ul style="list-style-type: none"> • Storage • Warehouse • Distribution • Contractor Services • Auctioneering Establishments • Automotive and Minor Recreation Vehicle Sales/Rentals • General Industrial Uses 	
SIZE	89,000 SF building on 3.95-acre site – Bay A-2 approx. 4000 SF	
SPECIFICATIONS	<ul style="list-style-type: none"> • Building Access – Access doors will accommodate forklifts • Ceiling Height - 27' ceilings • To be leased as-is • No gas currently servicing the site • No heat servicing the interior rooms • HVAC - none servicing the bays 	

OPPORTUNITY

TERM	Minimum 3 months and then month-to-month
AVAILABILITY	Available immediately
LEASE RATES	Call for details

BUILDING PLAN



LEASING ENQUIRIES

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