

NOW LEASING

3.95 Acre Industrial-Zoned Property with 89,000 SF Warehouse, Available Mid-April 2022



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:

- 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 – yard available
Units ranging in size from 2,002 SF to 3,386 SF

SPECIFICATIONS

- Building Access – Access doors will accommodate forklifts
- Ceiling Height - 27' ceilings
- Bays can be demised or made contiguous - to be leased as-is
- Building signage available
- Power – 1,500 kVA
- No gas currently servicing the site
- No heat servicing the interior rooms
- HVAC - none servicing the bays

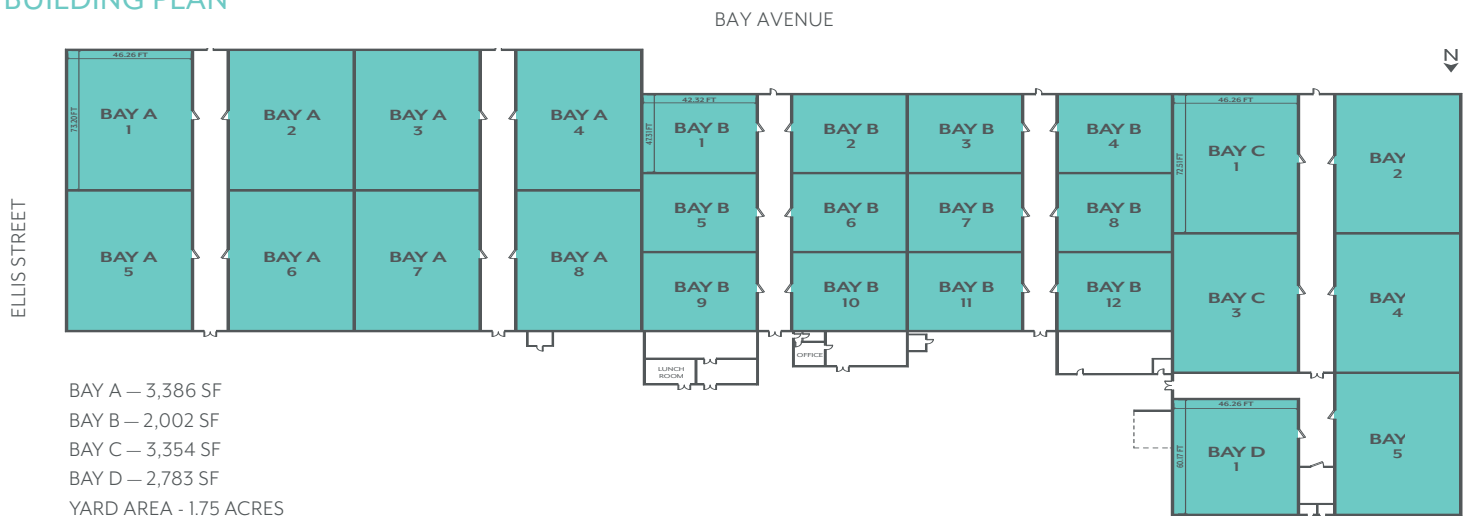
OPPORTUNITY

TERM Up to 2 years and Month to Month after year 2

AVAILABILITY Available Mid-April 2022

LEASE RATES Call for details

BUILDING PLAN



LEASING ENQUIRIES

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