

# NOW LEASING

3.95 Acre Industrial-Zoned Property with 89,000 SF Warehouse, Approx. 4000 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

<b>CIVIC ADDRESS</b>	858 Ellis Street & 399 Bay Avenue, Kelowna, BC	
<b>ZONING &amp; DESCRIPTION</b>	Industrial zoned (I-4), with permitted uses for:	
	<ul style="list-style-type: none"> <li>• Storage</li> <li>• Warehouse</li> <li>• Distribution</li> <li>• Contractor Services</li> <li>• Auctioneering Establishments</li> </ul>	<ul style="list-style-type: none"> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• General Industrial Uses</li> </ul>

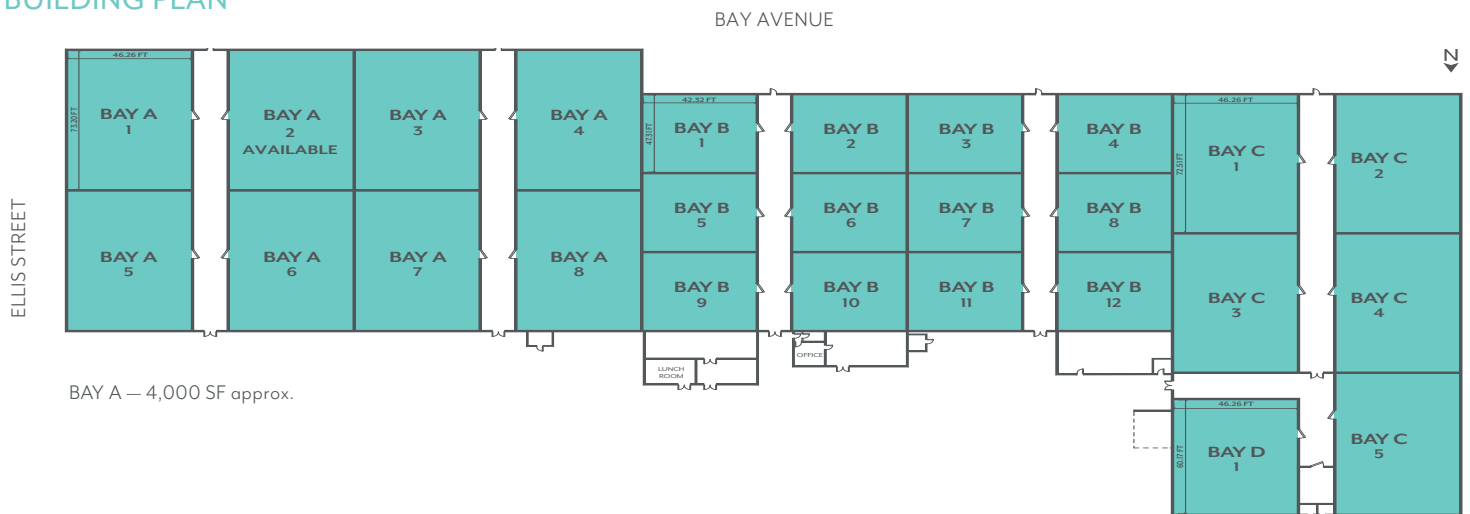
<b>SIZE</b>	89,000 SF building on 3.95-acre site – Bay A-2 approx. 4000 SF
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<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"> <li>• Building Access – Access doors will accommodate forklifts</li> <li>• Ceiling Height - 27' ceilings</li> <li>• To be leased as-is</li> <li>• No gas currently servicing the site</li> <li>• No heat servicing the interior rooms</li> <li>• HVAC - none servicing the bays</li> </ul>
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## OPPORTUNITY

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

## BUILDING PLAN



## LEASING ENQUIRIES

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