

NOW LEASING

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



858 ELLIS STREET & 399 BAY AVENUE

KELOWNA, BC



MISSION
GROUP



NICOLA
WEALTH
REAL ESTATE

LOCATION

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



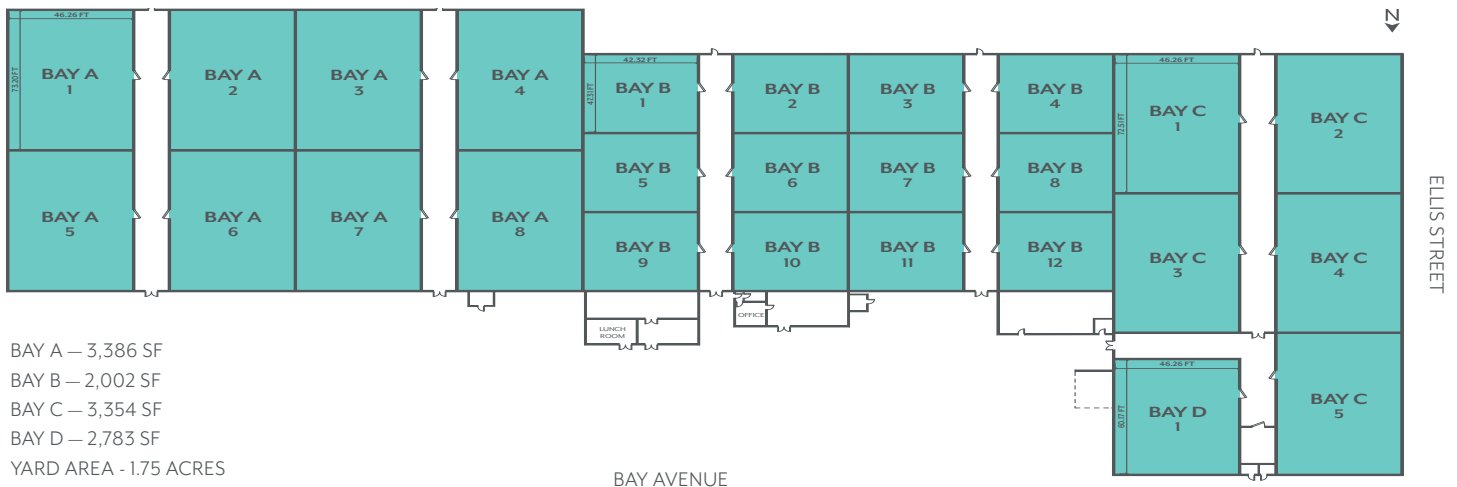
PROPERTY DETAILS

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 – yard available Units ranging in size from 2,002 SF to 3,386 SF
SPECIFICATIONS	<ul style="list-style-type: none">• Building Access – Access doors will accommodate forklifts• Ceiling Height - 40' 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-March 2022
LEASE RATES	Call for details

BUILDING PLAN



LEASING ENQUIRIES

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