



ONE REMAINING UNIT AVAILABLE FOR LEASE!

**3310 CARRINGTON ROAD**  
WESTBANK, BRITISH COLUMBIA

LOCATED IN CARRINGTON BUSINESS PARK





# PROPERTY FEATURES



**CEILING HEIGHT**  
24' clear



**OVERHEAD DOOR**  
12' x 12' grade loading



**ELECTRICITY**  
200 Amp 3 Phase



**HEATING/COOLING**  
Gas fired heater w/ AC running to second floor



**WASHROOMS**  
2-piece on main floor, roughed in 3-piece on 2nd floor



**ZONING**  
BI

# THE NUMBERS



**SIZE**  
Approx. 3,950 SF



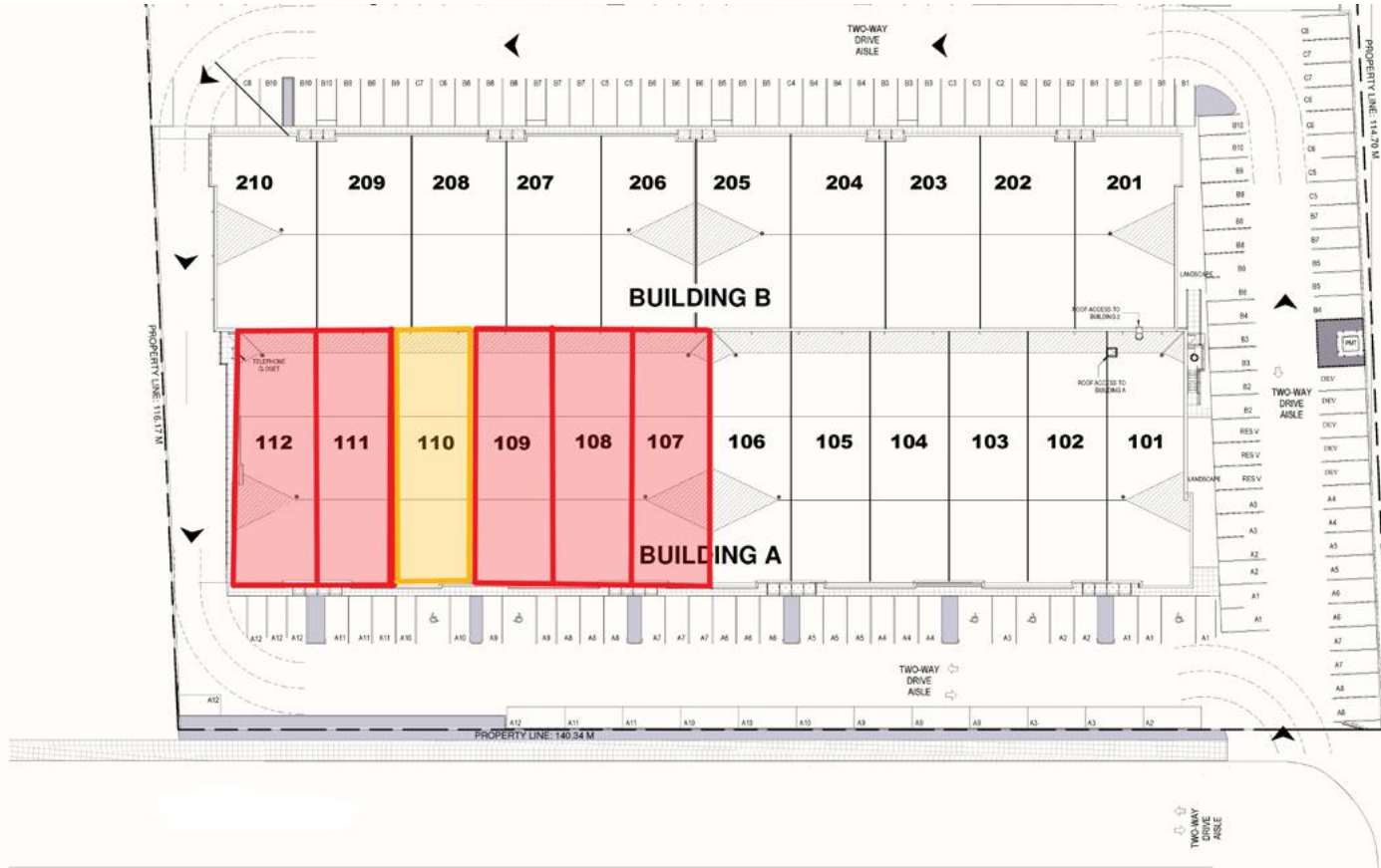
**PRICE**  
\$15.00/SF

Discover a flexible commercial space for lease in Carrington Business Park, ideal for retail, light industrial, storage, and service-commercial users. With a functional layout and flexible zoning, this unit caters to a wide range of business needs. The second floor offers additional versatility, perfect for office use or potential residential space.

This unit features 12' by 12' grade loading overhead doors and an impressive 24' clear ceiling height for efficient operations. A gas-fired unit heater ensures comfort, while air conditioning runs to the second floor. Enjoy easy access off Carrington Road and exposure from Highway 97. Ready for immediate possession!







## UNIT AVAILABILITY

UNIT #	SIZE	RENT
#107	—	LEASED
#108	—	LEASED
#109	—	LEASED
#110	3,950 SF	\$15.00/SF
#111	—	LEASED
#112	—	LEASED

# AMENITIES

## SHOPPING

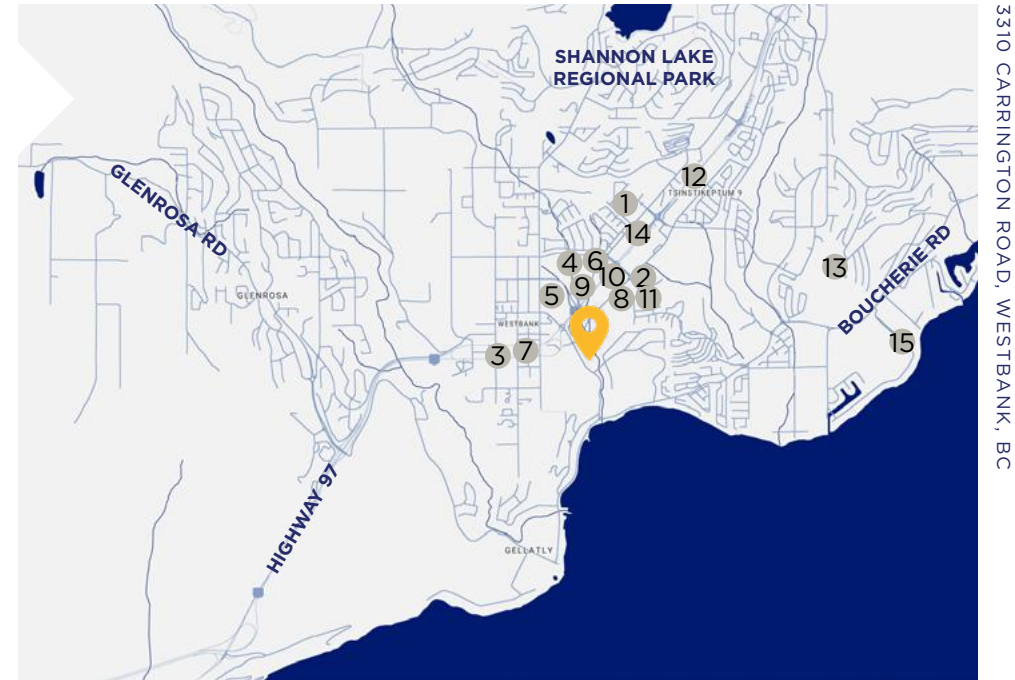
1. Walmart
2. Canadian Tire
3. Save-On-Foods
4. Real Canadian Superstore

## COFFEE

5. Blenz Coffee
6. Tim Hortons
7. Starbucks

## BUSINESSES / COMMUNITY

8. McDonald's
9. Value Village
10. Winners
11. The Home Depot
12. Prestige Collision & Glass
13. Mission Hill Winery
14. London Drugs
15. Frind Estate Winery



3310 CARRINGTON ROAD, WESTBANK, BC



# THE COMMUNITY

The City of West Kelowna, also known as 'The Westside', is home to more than 38,000 residents, making it the third largest city by population in the Okanagan. Sitting right across from Kelowna on Okanagan Lake, West Kelowna offers an abundance of parks, hiking trails, orchards, and waterfront beaches for people to enjoy. Here you can tour the Westside Wine Trail, hike Mount Boucherie, walk or bike Gellatly Bay, or grab fresh produce from the Westside Farm Loop. Many sectors make up the economy here, including agriculture, lumber, tourism, construction, and more.



## Let's chat.

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*Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.*

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