



Industrial Units For Lease

3196 Appaloosa Road, Kelowna, BC



PROPERTY FEATURES

 Unit Size Unit 102 & 103 - 1,877 SF **Units can be combined Unit 109 - 1,233 SF	 Rent \$20.00 per sf net \$6.00 per sf st. NNN
 Unit Heights 21' - 24' clearance height, no mezzanines	 Washroom Completed 2-piece Washroom
 Zoning I2- General Industrial	 Parking 2 stalls per unit
 Unit Power 200 Amp (120/20BV-3 Phase)	 Unit Heating Gas fired unit heater

Opportunity to lease functionally built, small bay industrial units centrally located within the new Appaloosa industrial corridor, adjacent to Sexsmith Rd. These remaining 1,233 SF and 1,877 SF units are designed with the end user in mind. The units have a minimum 21' clearance height with no obstructive mezzanines, allowing for increased vertical storage and usability. Each unit comes with a completed 2-piece washroom, gas fired heater and 16' overhead doors.





Unit	Total SF	Base Rent	Triple Net	Unit	Total SF	Base Rent	Triple Net
101	1,877	LEASED	-	107	1,233	LEASED	-
102	1,877	\$20.00/sf	\$6.00/sf	108	1,233	LEASED	-
103	1,877	\$20.00/sf	\$6.00/sf	109	1,233	\$20.00/sf	\$6.00/sf
104	1,877	LEASED	-	110	1,233	LEASED	-
105	1,877	LEASED	-	111	1,233	LEASED	-
106	1,877	LEASED	-	112	1,233	LEASED	-



Let's chat.

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