



FOR SUBLEASE

2525 ROSS ROAD
WEST KELOWNA, BRITISH COLUMBIA

INDUSTRIAL SPACE WITH DIRECT HIGHWAY ACCESS



PROPERTY FEATURES



EXPOSURE

West Kelowna industrial corridor with Highway 97 access



ZONING

I1 - Light Industrial



LAYOUT

Flexible warehouse with demising options



LOADING

2 grade-level doors (12' x 14') + potential dock access

THE NUMBERS



SIZE

Option 1: ±5,850 SF
Option 2: ±4,375 SF



PRICE

Base Rent: \$13.00/SF
to Oct 31, 2026
\$14.00/SF thereafter
Est. NNN: \$5.23/SF



TERM

Sublease to October 31, 2031
(Potential for longer term)

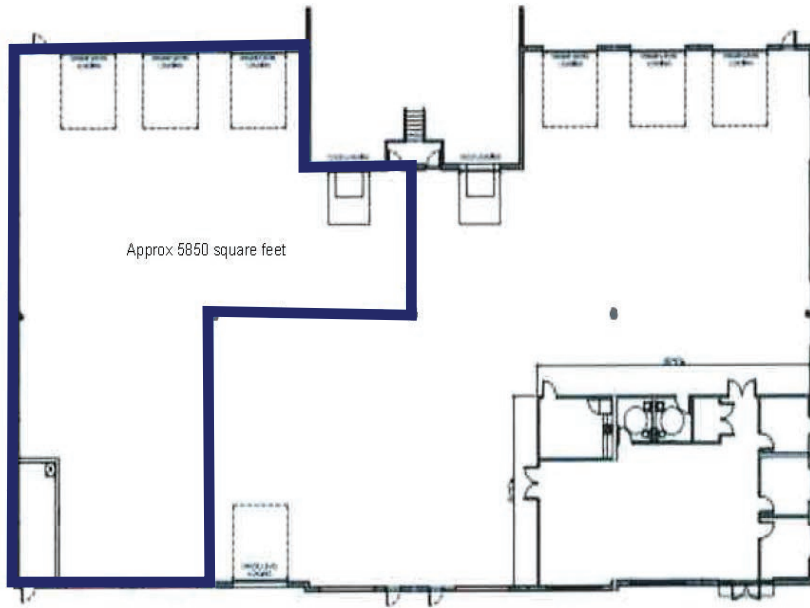
Opportunity to sublease a functional industrial unit in West Kelowna's established industrial corridor. Located at 2525 Ross Road, the property offers direct access to Highway 97 and is surrounded by a strong concentration of light industrial and service-oriented businesses.

The unit features a flexible layout with demising options, 24' clear ceiling height, and two grade-level loading doors, making it well-suited for a variety of industrial users. The ability to accommodate a dock-level door further enhances operational efficiency.

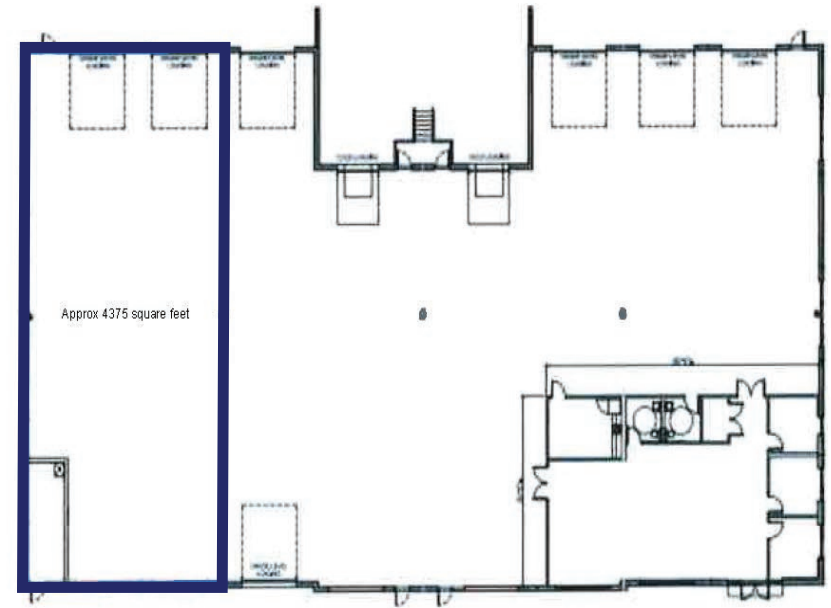
With immediate availability and attractive lease rates, this is an excellent opportunity to secure industrial space in a high-demand market with strong connectivity and accessibility.

FLOOR PLAN

Option 1: ±5,850 SF



Option 2: ±4,375 SF







To Kelowna
10 mins

William R. Bennett Bridge

Okanagan Lake

Anytime Fitness Westlake

Alpine Helicopters

Trans Canada Lumber

Fountain Tire

West Kelowna Hockey
Centre

Happy Campers RV

Westside Self Storage

UPS

Subject Property

Bliss Bakery

Highway 97

Stevens Road

Ross Road

To Peachland
20 mins

To Penticton
50 mins



Let's chat.

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