



FOR LEASE

UNIT 104-470 NEAVE COURT
KELOWNA, BRITISH COLUMBIA

FUNCTIONAL WAREHOUSE & OFFICE SPACE



PROPERTY FEATURES



LOCATION

Established industrial location in Kelowna



LAYOUT

Main: Reception, office, washroom & warehouse
Upper: Kitchenette, open workspace, two offices & washroom



LOADING

Dual 14' grade-level overhead doors, front & rear



STORAGE

Detached Quonset hut for additional covered storage



PARKING

4 designated parking stalls

THE NUMBERS



SIZE

±2,777 SF



PRICE

Base Rent: \$18.00/SF
Est. NNN: \$6.58/SF

Rare opportunity to lease approximately 2,777 SF of versatile light industrial warehouse space, thoughtfully designed across a functional two story layout.

The main floor features an open warehouse area with 21 ft clear ceiling height, a welcoming reception space, a private office, and a restroom. The second floor expands your operational space with a large open work area, two additional private offices, and a second restroom. Air conditioning is available throughout the office space.

Perfect for secure secondary storage or specialized projects, the property includes a bonus Quonset hut located at the rear, along with four dedicated onsite parking stalls. Zoned for general light industrial use, this flexible layout is ideal for a wide range of business operations.



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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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