



FOR LEASE
3196 APPALOOSA ROAD
KELOWNA, BC
FINAL TWO INDUSTRIAL UNITS

PROPERTY FEATURES

 Unit Size Unit 102 & 103 - 1,877 SF **Units can be combined	 Rent \$18.00/SF net
 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 (120/208V-3 Phase)	 Unit Heating Gas fired unit heater

Opportunity to lease the final two small bay industrial units in Kelowna's new Appaloosa industrial corridor, adjacent to Sexsmith Road. Units 102 and 103 each offer 1,877 SF and can be combined for a total of 3,754 SF. Designed for flexibility and functionality, each unit features a minimum 21' clear ceiling height, 16' overhead doors, gas-fired warehouse heating, and a finished 2-piece washroom. These move-in ready spaces offer excellent usability, visibility, and access in a sought-after industrial location.





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	LEASED	-
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.

Noel Acres

PERSONAL REAL ESTATE CORPORATION

noel.acres@venturecommercial.ca
250.826.6635

Sol Benson

sol.benson@venturecommercial.ca
250.317.1077

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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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