

FOR LEASE: UNITS 1-3

# 880 LEATHEAD ROAD

## KELOWNA, BC

INDUSTRIAL WAREHOUSE WITH YARD SPACE



# PROPERTY FEATURES

### LOCATION
Central Kelowna industrial location

### LAYOUT
Open, functional warehouse across three combined units

### LOADING
3 overhead doors for convenient grade-level access

### IMPROVEMENTS
Recently updated paint, electrical, lighting & washrooms

### YARD
Additional ±16,320 SF fenced yard available

### CLEAR HEIGHT
17 ft. ceiling height

# THE NUMBERS

### SIZE
Warehouse: ±5,410 SF
Yard: ±16,320 SF

### PRICING
Base Rent: $17.00/SF
Est. Add. Rent: $5.12/SF
Yard: $2.50/SF

Opportunity to lease ±5,410 SF of functional warehouse space with additional yard area at Units 1-3, 880 Leathead Road in central Kelowna. The premises offer an open warehouse layout across three combined units, providing flexibility for a range of service-commercial and industrial users.

The space has recently undergone improvements including new paint, electrical, lighting and washrooms, and features three overhead doors and 17-foot ceiling height. The configuration provides convenient access for loading and day-to-day operations.

A significant ±16,320 SF fenced yard is also available at $2.50/SF, providing valuable outdoor space for storage, equipment or operational needs. With its central location and combination of warehouse and yard space, the property offers a flexible opportunity for businesses requiring both indoor and outdoor capacity.









VENTURE COMMERCIAL

# Let's chat.


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