

FOR LEASE

205 ADAMS ROAD, KELOWNA, B.C.

RATE REDUCTION

FREESTANDING INDUSTRIAL BUILDING IN REID'S CORNER

DEMISING OPTIONS AVAILABLE

- » **BUILDING SIZE: 19,766 SF**
- » **LOT SIZE: 1.03 ACRES**
- » **DOCK & GRADE LOADING**



Marcus & Millichap

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OPPORTUNITY

Marcus & Millichap is pleased to present a freestanding industrial leasing opportunity at Reid's Corner in Kelowna. 205 Adams Road (the "Subject Property") is a 19,766 SF industrial building on 1.03 acres, located near Highway 97, 7 minutes from Kelowna International Airport and 20 minutes from downtown. The Subject Property includes a showroom, demisable warehouse space, and multiple loading bays. Its location and layout make it well-suited for a range of industrial users in the Okanagan market.

SALIENT DETAILS

Civic Address: 205 Adams Road, Kelowna, B.C.

PID: 004-484-452

Lot Size: 1.03 Acres

Building Size:	Warehouse	14,921 SF
	Office	4,845 SF
	Total:	19,766 SF

Year Built: 1983

Clear Height: 14'

Loading Doors: 1 Dock | 6 Grade

Zoning: I2 - General Industrial

Availability: Immediately

Additional Rent: \$7.82/SF

Asking Rent: \$15.00/SF \$12.50/SF



HIGHLIGHTS

Central Location



Located within the Reid's Corner Industrial Park within a 20-minute drive to Downtown Kelowna, 35-minute drive from Vernon and a 7-minute drive to Kelowna International Airport (YLW) which services multiple daily flights to Vancouver, Victoria, Prince George, Calgary, and Edmonton.



Prominent Access

Nearby a traffic-light controlled, all turns intersection on Highway 97 (Harvey Avenue) which realizes 37,411 VPD along Highway 97.



Sufficient Loading


7 loading bays — 1 dock with direct access to the main road for seamless transport, plus 6 grade-level doors.





I2 General Industrial Permitted Uses:


- Automotive repair and servicing
- Equipment and vehicle sales/rentals
- Commercial storage
- Outdoor storage
- Light and heavy manufacturing
- Warehousing and distribution


UNIT FEATURES


 14' Clear Height


 Grade Doors:
5 (10' x 12')
1 (10' x 10')


 Dock Doors:
1 (10' x 12')


 3-Phase 960A/440V

 Air-Conditioned Office

 Heating System:
Warehouse - Gas Fired
Office - Electric

 One (1) Showroom

 Four (4) Bathrooms

 Fifteen (15) Parking Stalls



ADAMS ROAD








EXTERIOR PHOTOS

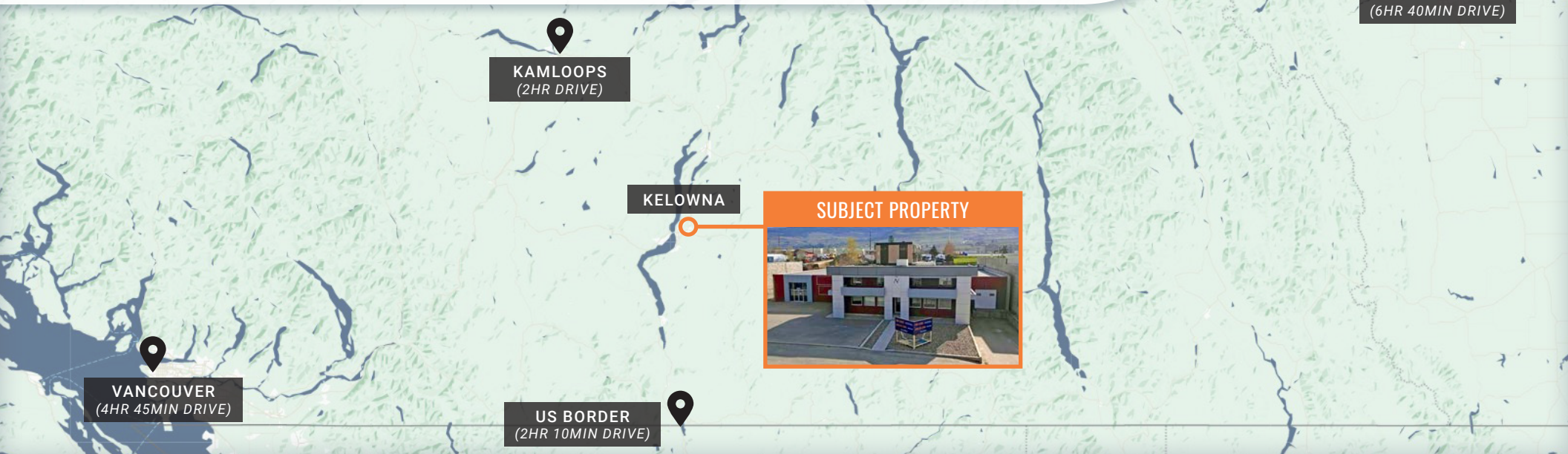


INTERIOR PHOTOS



KELOWNA SUMMARY

-  **3rd Largest Economic Region of B.C.**
Greater Kelowna is the third largest populated and economic region behind Lower Mainland & Greater Victoria
-  **UBCO**
Home to University of British Columbia Okanagan Campus with 12,000 students and a proposed campus expansion project of 460,000 square feet
-  **Tourism**
Over 2,000,000 tourists annually, generating 13,000 jobs, \$204M in tax revenue and \$443M in direct spending
-  **Major Industries**
Manufacturing, Construction, Agriculture, Retail Trade, Tourism
-  **Total Population**
144,576
-  **Population Growth**
13.5% Population change from 2016 to 2021
-  **Average Household Income**
\$99,790



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