

FOR
SUBLEASE



UNIT 301 – 3384 CARRINGTON ROAD, WEST KELOWNA, BC

1,548 SF | WAREHOUSE / INDUSTRIAL | RC ZONING | SUBLEASE

OFFERED AT \$3,096/MONTH GROSS

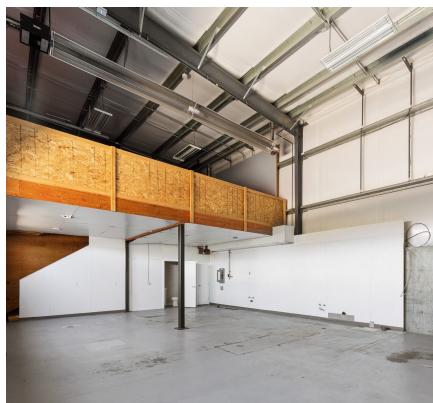


**COLDWELL BANKER
COMMERCIAL**
HORIZON REALTY

DARCY RICARD

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250-882-7838

UNIT 301 – 3384 CARRINGTON ROAD, WEST KELOWNA, BC



PROPERTY OVERVIEW

A rare sublease opportunity in one of West Kelowna's most accessible industrial nodes. Unit 301 offers approximately 1,548 square feet of warehouse space with direct frontage and access onto Carrington Road.

Located on First Nations land and offered by way of sublease, the unit features approximately 20-foot ceilings, two grade-level 12-foot bay doors, a functional mezzanine level, and a full bathroom with shower. Two designated parking stalls are included with abundant street parking available.

Offered at \$3,096/month on a gross lease basis — providing simple, predictable occupancy costs. Available for immediate possession.

1,548 SF

Warehouse
Space

~20 FT

Clear Ceiling
Height

RC ZONING

First Nations
Land — Sublease

AVAILABILITY

Available Now



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PROPERTY HIGHLIGHTS

UNIT 301 – 3384 CARRINGTON ROAD | WEST KELOWNA, BC

UNIT SIZE

±1,548 SF of warehouse / industrial space

LEASE TYPE

Sublease — located on First Nations land

RENT

\$3,096/month gross lease (utilities not included)

AVAILABILITY

Immediate possession

CEILING HEIGHT

Approximately 20 feet clear

BAY DOORS

Two grade-level 12-foot overhead doors

MEZZANINE

Functional mezzanine level included

BATHROOM

Full bathroom with shower

PARKING

2 designated stalls + abundant street parking

FRONTAGE

Direct frontage & access on Carrington Road

ZONING

RC — Commercial / Industrial



AERIAL — CARRINGTON ROAD COMPLEX



DRIVING TIMES

West Kelowna Centre	5 min
Kelowna City Centre	15 min
Kelowna Int'l Airport (YLW)	30 min
Vernon	~1 hr

FOR MORE INFORMATION

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UNIT 301 – 3384 CARRINGTON ROAD
West Kelowna, BC | Offered at \$3,096/Month Gross

FOR
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CONTACT US TODAY

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