

For Lease



**For Lease – 9,080 SF Industrial Warehouse | Fully Fenced | 4 Grade Doors |
Penticton, BC
2253 Dartmouth Road**

PREMIUM PENTICTON INDUSTRIAL FACILITY

- Newly Built
- M1 General Industrial Fully Paved, Fenced, & Gated 0.589-Acre Lot

Steve Harvey

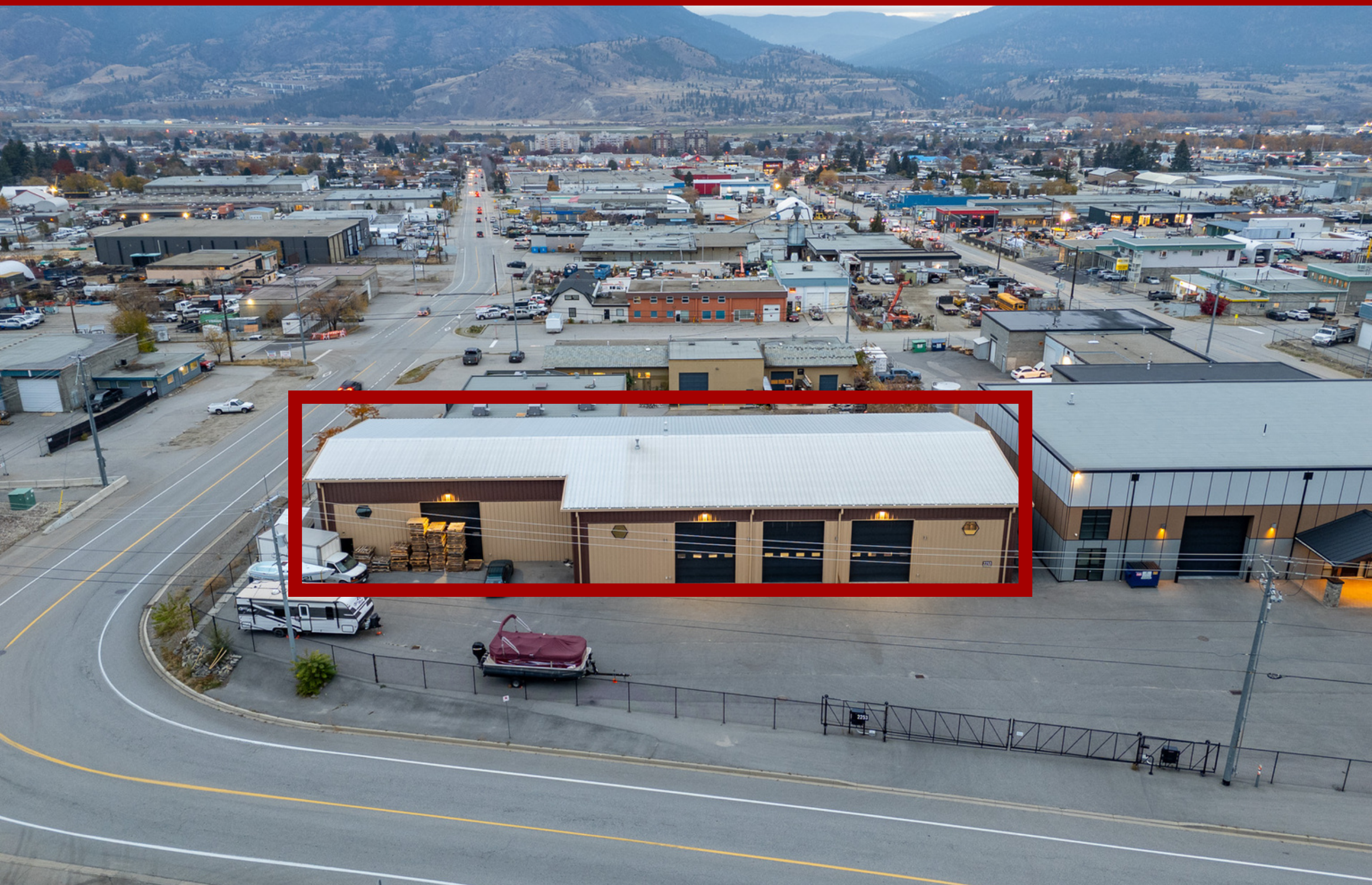
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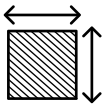
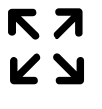
Business Finders Canada

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PROPERTY OVERVIEW



Positioned in one of Penticton's top industrial corridors, this secured facility combines clear-span space, impressive ceiling height, abundant power, and a highly functional yard—offering unmatched efficiency for equipment-intensive operations.

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|---|--|---|---|
|  | Building Size:
9,080 SF clear-span warehouse |  | Ceiling Height
22–28 feet |
|  | Lot Size:
0.589 acres (25,657 SF) – fully paved, fully fenced, gated |  | Washrooms:
Two 2-piece washrooms |
|  | Loading:
Four 14' x 16' grade-level roll-up doors |  | Construction:
Newer build, steel frame, metal siding, concrete slab |
|  | Power
400 AMP, 3-phase service |  | Zoning:
M1 General Industrial |
|  | Heating:
Gas-fired suspended industrial heaters |  | Parking:
Ample on-site secured parking |

LEASE SUMMARY

9,080 SF

Lease Term	5-year term + 5-year renewal option
Base Rent	\$14.75/SF
Triple Net Estimated At	\$4.24/SF
Available	October 1 st 2026



2253 Dartmouth



KEY FEATURES & ADVANTAGES

Clear-Span Efficiency

A fully open, column-free floorplate maximizes usable space and supports racking, fabrication, assembly, and other high-throughput operations.

Four Oversized Roll-Up Doors

Multiple 14' x 16' grade-level doors provide exceptional loading flexibility, equipment access, and efficient interior-to-yard circulation.

Secure, Fully Paved Site

The fenced, gated, and paved lot accommodates vehicle storage, fleet operations, contractor laydown areas, and secure outdoor warehousing—rare in today's market.

Heavy Power Capacity

400 AMP, 3-phase service supports machinery, fabrication, welding, refrigeration, and other high-demand electrical users.

Modern Construction with Low Maintenance

A steel structure, concrete slab, and efficient heating systems provide long-term durability and predictable operating costs.



OPERATIONAL USES PERMITTED UNDER M1 ZONING

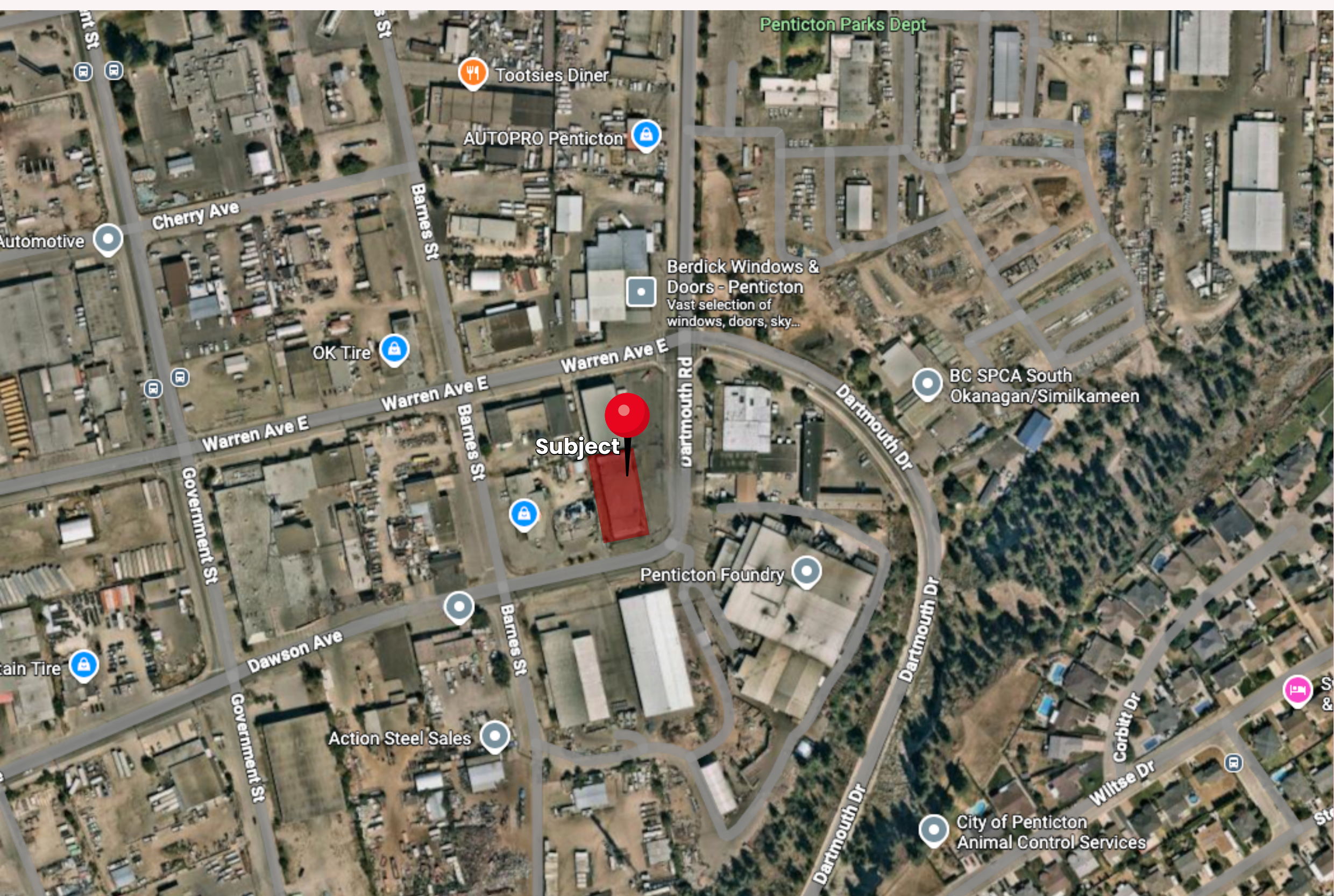
The M1 zoning accommodates a broad range of industrial and commercial operations, including:

- Contractor services
- Fleet services and equipment storage
- Wholesale and distribution operations
- General industrial activities
- Storage and inventory management
- Call centres or business support functions
- Household repair trades
- Manufacturing or light fabrication



LOCATION OVERVIEW

Located in one of Penticton's most functional industrial areas, 2253 Dartmouth Road delivers strong road access for transport, logistics, and operational flow. Employees benefit from quick connections to main routes and nearby services, while businesses enjoy proximity to retail amenities, dining options, and essential commercial resources—making it a convenient and efficient location for a wide range of industrial users.





CONTACT

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