

FOR LEASE

INDUSTRIAL SPACE FOR LEASE

270 Carion Road, Kelowna, BC



Front of building with grade-level overhead doors and paved parking / yard area.

PROPERTY OVERVIEW

A 13,660 SF industrial building on a fully fenced 1-acre site in Kelowna's Beaver Lake Road industrial area. The building offers 24'+ clear ceilings, three grade-level overhead doors, a 3.2-ton bridge crane, and 3-phase power — suited to manufacturing, warehousing, or distribution use.

Address	270 Carion Road, Kelowna, BC
Total Building Size	13,660 SF (12,000 SF manufacturing, 1,200 SF office, 420 SF modular office)
Zoning	I2 – General Industrial
Clear Ceiling Height	24 ft+
Crane	CRS 3.2-ton bridge crane
Loading	3 grade-level overhead doors, 24' x 16' each
Power	3-phase, 600V / 400A
Amenities	Washroom, lunch room, locker room
Site	1 acre total; half-acre paved parking lot; fenced with gated entrance
Lease Rate	\$16.00/SF base rent plus Triple Net (NNN); CAM/operating costs TBD
Availability	30 days

PHOTOS

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South elevation and parking lot, viewed from Carion Road.



North elevation of the building, viewed from the northeast corner of the property.

2 PHOTOGRAPHS



Aerial view of the subject property (270 Carion Rd, outlined) between Beaver Lake Road and Carion Road.

CONTACT

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