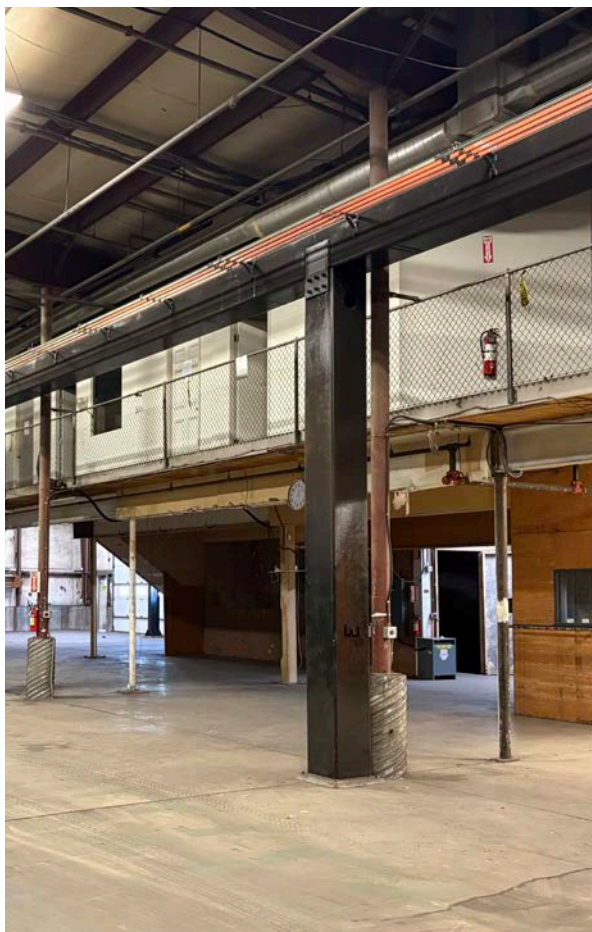




*Large Format Warehouse Space
with Yard in Reid's Corner*

- Outstanding industrial leasing opportunity offering 27,017 SF of functional warehouse space with an additional 4,230 SF of mezzanine plus 16,000 SF of secure, fenced yard.
- Versatile layout well-suited for manufacturing, fabrication, trades, or storage.



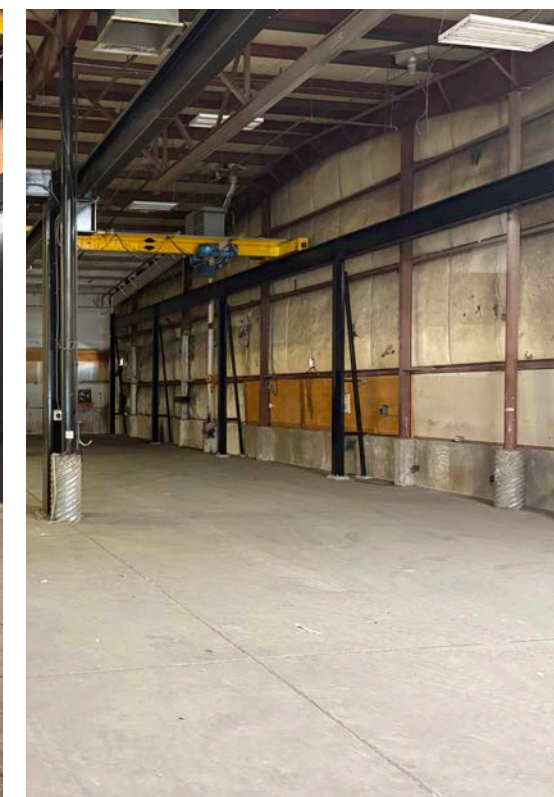
OVERVIEW

250 CAMPION STREET,
KELOWNA, BC

Industrial Leasing Opportunity

HM Commercial Realty is pleased to present this outstanding opportunity to lease industrial space at 250 Campion Street in Kelowna.

- Offering 27,017 SF of functional warehouse space with an additional 4,230 SF of mezzanine and 16,000 SF of secure, fenced yard, this property presents a rare opportunity for a wide range of industrial users.
- The building provides a versatile layout well-suited for manufacturing, fabrication, trades, or storage operations.
- Formerly utilized as a welding facility, it features substantial power infrastructure, excellent ventilation, and large open spans with high ceilings to support efficient workflow.
- Multiple drive-in overhead doors ensure easy truck and equipment access, while the fully fenced yard accommodates outdoor storage or fleet parking.
- Strategically located with quick connections to major transportation routes, this property combines functionality, accessibility, and flexibility, making it an ideal fit for businesses seeking quality industrial space in Kelowna's core industrial district.



LEADERS IN COMMERCIAL REAL ESTATE



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