



**KYLE
ROAD**
BUSINESS PARK

FOR SALE

2636–2644 Kyle Road, West Kelowna



DEVELOPED BY



MARKETED BY



**COLDWELL BANKER
HORIZON REALTY**

KYLE ROAD

BUSINESS PARK



**BRAND NEW INDUSTRIAL STRATA UNITS
IMMEDIATE OCCUPANCY | 2,461 - 3,766 SF**

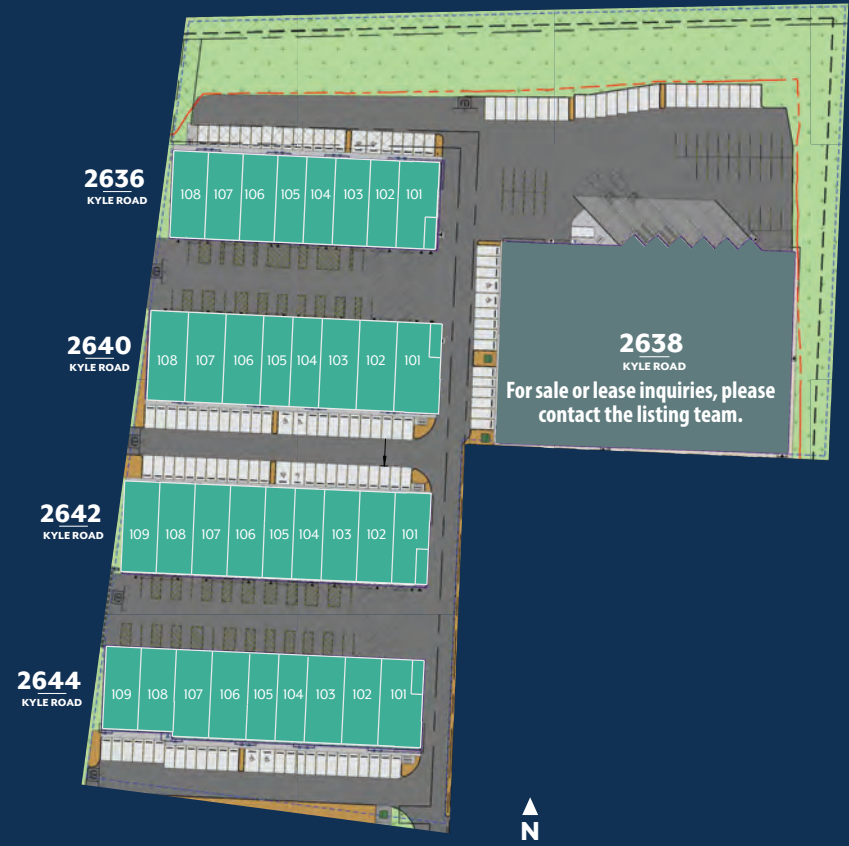
Kyle Road Business Park offers businesses the exceptional combination of a strategic location, premium facilities, and ownership opportunities designed to grow both your operations and your long-term investment. Featuring five modern buildings, Kyle Road Business Park offers flexible unit sizes to meet the needs of any business. Each unit is designed with high-spec finishes and optimized layouts to boost efficiency and streamline operations.

YOUR SPACE. YOUR ADVANTAGE.

Owning an industrial strata unit lets you **build equity** while enjoying complete control and flexibility. Benefit from **long-term appreciation**, **valuable tax advantages**, and the ability to **operate your business or lease it out on your terms**. With **freehold ownership**, you build equity in your own property — not someone else's — and avoid lease increases and restrictions. It's smart ownership, designed to grow your business and your future.



KYLE ROAD BUSINESS PARK



TOTAL PROJECT SIZE
150,117 SF

2636	22,297 SF
2640	25,933 SF
2642	27,516 SF
2644	28,585 SF

POSITIONED FOR GROWTH

Strategically located near Highway 97 and surrounded by a strong business community, the property offers direct access to a major transportation corridor connecting regional and national distribution networks. Kyle Road Business Park is designed to accommodate large trailers and heavy-duty vehicles and provides the space and infrastructure required for efficient logistics, distribution, and transportation operations.



BUILDING FEATURES



Lighting
ENERGY EFFICIENT
LED LIGHTING



Floor Load
GROUND FLOOR: 500LB/SF
MEZZANINE: 100 LB/SF



Power
200-AMP
3-PHASE 120/208V
RATED PANEL



Construction
INSULATED
PRECAST CONCRETE
WALL PANELS



Loading
12' X 14' GRADE LOAD
OVERHEAD DOORS
COMPLETE WITH 1HP MOTOR



Washroom
ACCESSIBLE
WASHROOM ON
GROUND FLOOR



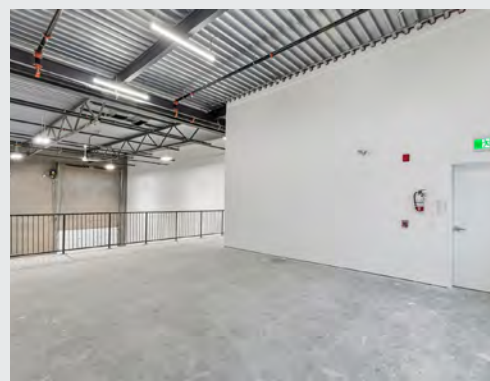
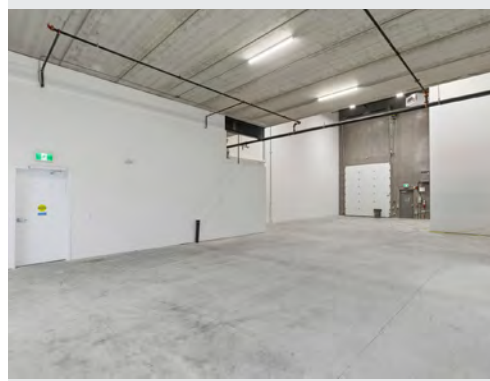
Ceiling Height
28' CLEAR



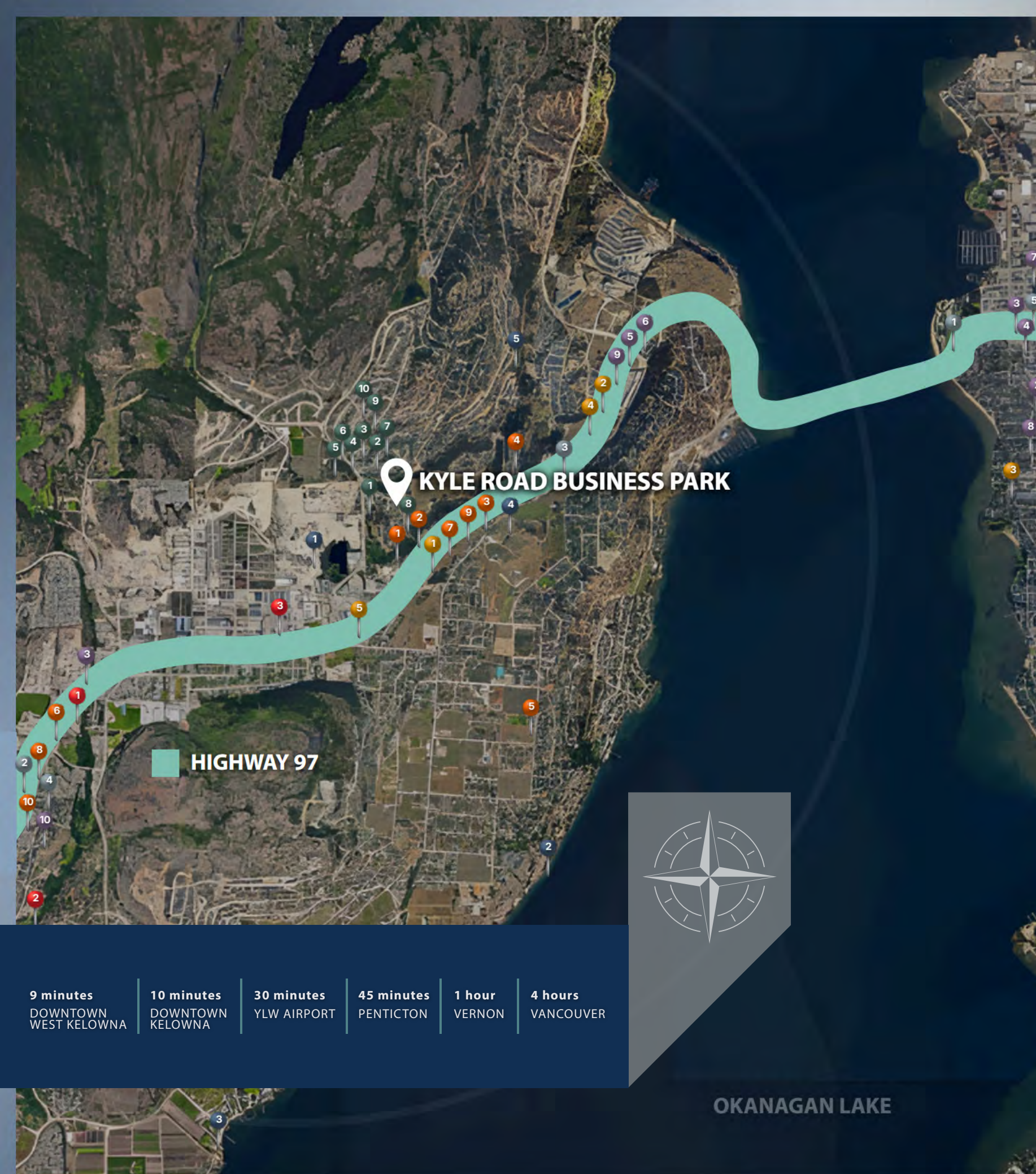
Sprinklers
ESFR SPRINKLERS



Zoning
I1



LOCATION & SURROUNDINGS



KYLE ROAD BUSINESS PARK

HIGHWAY 97

OKANAGAN LAKE

- 9 minutes
DOWNTOWN
WEST KELOWNA
- 10 minutes
DOWNTOWN
KELOWNA
- 30 minutes
YLW AIRPORT
- 45 minutes
PENTICTON
- 1 hour
VERNON
- 4 hours
VANCOUVER

NEIGHBOURING BUSINESSES

- 1 TYTAN Storage
- 2 Bekins Moving & Storage Kelowna
- 3 PuroClean Restoration Kelowna
- 4 Precision Restorations Inc.
- 5 Stellar Craft Cabinetry Inc.
- 6 Next Level Graphics
- 7 LeafFilter Gutter Protection
- 8 Fraser Pacific Equipment (Wholesale Trailers)
- 9 First Response Fire Protection
- 10 Endura Paint

RESTAURANTS & FOOD

- 1 Pepper Pot Grill
- 2 Wok Inn 3
- 3 Jade Buffet West Kelowna
- 4 Bliss Bakery Kitchen
- 5 The Hatching Post Brewery & Smoker
- 6 Kekuli Café
- 7 Canadian 2 For 1 Pizza
- 8 Bamboo Chopsticks Vietnamese Restaurant
- 9 Asuki Sushi
- 10 Cherry Pit Restaurant

BANKS & ATMs

- 1 RBC Royal Bank
- 2 TD Canada Trust
- 3 CIBC Banking Centre
- 4 Scotiabank
- 5 Coast Capital Savings

GAS STATIONS & CONVENIENCE STORES

- 1 Petro-Canada
- 2 Shell
- 3 Chevron
- 4 Esso
- 5 Canco

RETAIL & SUPERMARKETS

- 1 Save-On-Foods
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Superstore (Real Canadian Superstore)
- 5 Shoppers Drug Mart
- 6 Dollarama
- 7 Canadian Tire
- 8 Home Hardware
- 9 Okanagan Lake Shopping Centre
- 10 Westside Centre (Retail Plaza)

HOTEL & ACCOMMODATION

- 1 Super 8 by Wyndham West Kelowna
- 2 Fairfield Inn & Suites by Marriott West Kelowna
- 3 Lake Okanagan Resort

RECREATION / POINTS OF INTEREST

- 1 Shannon Lake Regional Park
- 2 Kalamoir Regional Park
- 3 Rotary Beach Park
- 4 Mount Boucherie Recreation Complex
- 5 West Kelowna Multi-Sport Centre

DEVELOPED BY



Lorval Developments is a real estate developer focused on exceptional quality and long-term value add. It is positioned to deliver best in class product across residential, commercial, and industrial markets. Lorval Developments has two offices, one in the Lower Mainland, and another in the Okanagan, ensuring all projects have a local management team, providing timely, on the ground response as needed.

MARKETED BY



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