



**Realty One & Royal
LePage Kelowna**

1304, 1320, 1334 Industrial Road

1988

Trans Canada Lumber commences operations



1999

Trans Canada Truss commences operations

2001

Trans Canada Lumber moves to 1304 Industrial Road property



2008

Trans Canada Truss office moves to 1334 Industrial Road property

2008

Trans Canada Lumber storage warehouse established at 1334 Industrial Road property



2021

Rob Ulland is only remaining shareholder in the Company

The properties include a mix of industrial buildings with the following approximate sizes.
Buyers should verify all dimensions.

1334 Industrial Road

The main structure is a **Concrete Block Warehouse** totaling **17,370 square feet**. This total is comprised of:

- **Low-Bay Storage:** 9,293 sq. ft.
- **High-Bay Storage (Unheated):** 6,477 sq. ft.
- **Office Space:** 1,600 sq. ft.

An additional **Norsteel Building** (pre-engineered steel-frame, uninsulated, and unheated) provides approximately **3,555 square feet** of space.

1320 Industrial Road

This property features two distinct buildings:

- **Truss Building: 4,203 square feet.** This is a 1967-built concrete block structure with 16-foot ceilings.
- **Maintenance Building: 2,714 square feet.** This is a wood-frame building with ceiling heights varying from approximately 8 to 16 feet.

1304 Industrial Road

- The industrial building on this parcel has a determined size of **14,198 square feet.**"



West Kelowna

West Kelowna is a city in British Columbia's Okanagan Valley on the west shore of Okanagan Lake. It has a population of approximately 40,000. West Kelowna is part of the Central Okanagan Regional District and economic region with a population of approximately 247,000¹.

1304 Industrial Road, West Kelowna, BC

- 1.354 acres
- 14,198 square foot warehouse/retail building
- Service commercial zoning
- Owned by 417187 B.C. Ltd

1320 Industrial Road, West Kelowna, BC

- 2.824 acres
- 4,203 square foot truss building
- 2,714 square foot maintenance building
- Service commercial and light industrial zoning
- Owned by 417187 B.C. Ltd

1334 Industrial Road, West Kelowna, BC

- 1.492 acres
- 17,370 square foot warehouse
- 3,555 square foot building
- light industrial zoning
- Owned by 417187 B.C. Ltd

INVENTORY to be verified with an offer

The seller estimates the total inventory value at approximately \$3 million. Its included with the purchase, but the list price does not reflect or account for this inventory value, making it an exceptional added benefit for the buyer. The inventory must be included in a sale.

As of September 29, 2025:

LUMBER MAJOR INVENTORY ITEMS:

- 2 - 2 Ton HIABS.
- 3-2 Tons-rolling decks.
- 1-1/2 Ton
- 5-Forklifts
- 1- Table saw
- 2 - Mitre Saws
- 2- Radial Arm Saws
- 5-desks
- 7- Computers
- 2-Printers.
- 3-Photo Copy Machines. (leased)
- Tools - too many to list

TRUSS MAJOR INVENTORY ITEMS:

- 1-Truck
- 1- Gooseneck Trailer
- 2- Rolling Tables.
- 2- Assembly Tables
- 2 Saws.
- 1 CNC Saw
- 1 Forklift
- Floor & Truss press
- 4 computers
- 3 Desks
- 1 long table / desk
- 16 Nail Guns
- Tools - too many to list

KAS1730

Stevens Road

lots 1-12
KAS1020

West Kelowna Business Park

Saw Shop & Maint.

Leased

Shared access to Stevens Road

Outdoor Saw Area

Cedar Covered Storage

Main Store and Offices

Steel Quonset

Covered Storage

Warehouse Storage

Covered Saws Area

Truss Manufacturing Plant

Truss Offices

Industrial Road

