

FOR
SUBLEASE



UNIT 201 – 3384 CARRINGTON ROAD, WEST KELOWNA, BC

1,003 SF | WAREHOUSE / INDUSTRIAL | RC ZONING | SUBLEASE

OFFERED AT \$2,006/MONTH GROSS

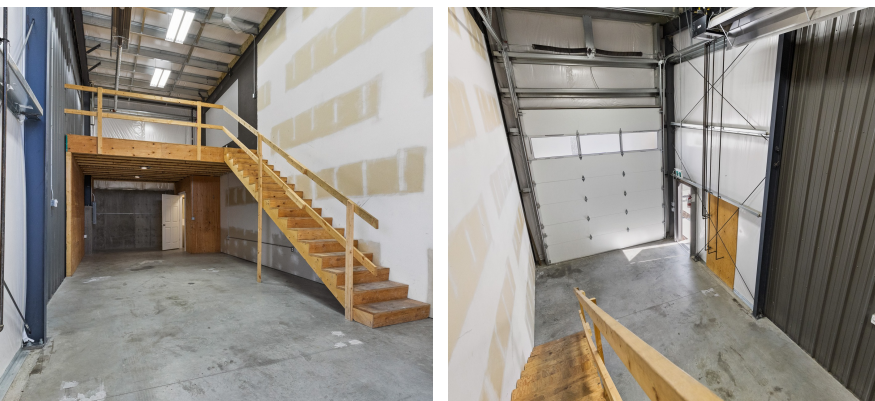


**COLDWELL BANKER
COMMERCIAL**
HORIZON REALTY

DARCY RICARD

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UNIT 201 – 3384 CARRINGTON ROAD, WEST KELOWNA, BC



PROPERTY OVERVIEW

A rare sublease opportunity in one of West Kelowna's most accessible industrial nodes. Unit 201 offers approximately 1,003 square feet of warehouse space with direct frontage and access onto Carrington Road.

Located on First Nations land and offered by way of sublease, the unit features approximately 20-foot ceilings, one grade-level 12-foot bay door, a mezzanine level, and a bathroom. One designated parking stall is included with abundant street parking available.

Offered at \$2,006/month on a gross lease basis — providing simple, predictable occupancy costs. Available for immediate possession.

1,003 SF

Warehouse
Space

~20 FT

Clear Ceiling
Height

RC ZONING

First Nations
Land — Sublease

AVAILABILITY

Available Now

PROPERTY HIGHLIGHTS

UNIT 201 – 3384 CARRINGTON ROAD | WEST KELOWNA, BC

UNIT SIZE

±1,003 SF of warehouse / industrial space

LEASE TYPE

Sublease — located on First Nations land

RENT

\$2,006/month gross lease (utilities not included)

AVAILABILITY

Immediate possession

CEILING HEIGHT

Approximately 20 feet clear

BAY DOOR

One grade-level 14-foot overhead door

MEZZANINE

Mezzanine level included

BATHROOM

Bathroom included

PARKING

1 designated stall + abundant street parking

FRONTAGE

Direct frontage & access on Carrington Road

ZONING

RC — Commercial / Industrial



DRIVING TIMES

West Kelowna Centre **5 min**

Kelowna City Centre **15 min**

Kelowna Int'l Airport (YLW) **30 min**

Vernon **~1 hr**

FOR MORE INFORMATION

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UNIT 201 – 3384 CARRINGTON ROAD
West Kelowna, BC | Offered at \$2,006/Month Gross

FOR
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CONTACT US TODAY

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