

FOR
LEASE

4A - 215 NEAVE ROAD, KELOWNA, BC

2,646 SF | I1 ZONING | HOLLYWOOD ROAD INDUSTRIAL CORRIDOR

OFFERED AT \$15.00/SF



**COLDWELL BANKER
COMMERCIAL**
HORIZON REALTY

DARCY RICARD

darcy@coldwellbanker.ca

250-882-7838

4A - 215 NEAVE ROAD

KELOWNA, BC



PROPERTY OVERVIEW

Strategically positioned with frontage on Hollywood Road, this 2,646 SF main floor industrial unit is ideally situated to benefit from the City's ongoing Hollywood Road Extension, enhancing access, visibility, and connectivity throughout Kelowna's northeast industrial corridor.

Zoned I1, the space features a reception area, private office, lunchroom, washroom, and a spacious warehouse with 24-foot clear ceilings and a 12-foot overhead bay door. Air conditioned, with seven dedicated parking stalls — an exceptional ratio for an industrial unit of this size.

2,646 SF

Leasable area

24 FT

Clear ceiling height

I1

Industrial zoning

7

Dedicated parking stalls



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PROPERTY HIGHLIGHTS

4A - 215 NEAVE ROAD | KELOWNA, BC

LEASABLE AREA

2,646 SF, main floor industrial unit

LOCATION

Frontage on Hollywood Road

CORRIDOR

Benefits from the Hollywood Road Extension, Kelowna's northeast industrial corridor

CEILING HEIGHT

24 ft clear

LOADING

1 overhead door, 12 ft bay door

INTERIOR

Reception area, private office, lunchroom, washroom, air conditioned

PARKING

7 dedicated stalls

ZONING

I1 — Industrial

LEASE RATE

\$15.00/SF, plus additional rent of \$7.20/SF (power included)



DRIVING TIMES

Kelowna International Airport (YLW)	6 min
Downtown Kelowna	18 min
Vernon	35 min



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FOR MORE INFORMATION

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4A - 215 Neave Road

Kelowna, BC | For Lease at \$15.00/SF + Additional Rent

**FOR
LEASE**

CONTACT US TODAY

Hollywood Road Industrial Corridor · Kelowna, BC

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