

**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

FOR SALE
100% Freehold Interest



**Cold Storage
±13,106 Industrial Building
with ±1,131 SF Office**

OPPORTUNITY

1230 Industrial Road presents the rare opportunity to purchase a 13,106 SF standalone cold storage warehouse on a 1.46-acre corner lot. The subject property was constructed in 2017 and features six dock loading doors and ample yard for maneuvering and parking trailers.

LOCATION

Surrounded by a diverse mix of businesses and food amenities, 1230 Industrial Road is located on the north-west corner of Industrial and Westlake Roads, offering easy access to BC Highway 97, the principal route through the Okanagan Valley.

LEGAL DESCRIPTION

Lot C District Lot 506 Osoyoos Division Yale District Plan 30698
PID: 003-862-682

For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoore@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

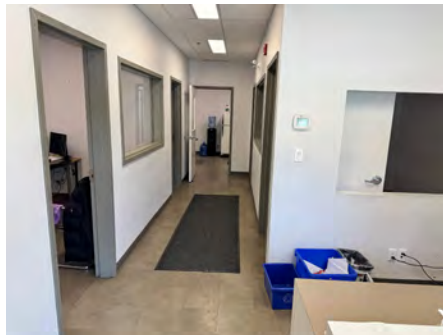
FOR SALE
100% Freehold Interest

LISTING INFORMATION

- ±13,106 SF Total Available
- ±1,131 SF Office
- ±1,131 SF Mezzanine
- Available: Vacant Possession
- Price: \$5,975,000.00

BUILDING FEATURES

- Zoning: I1 - Light Industrial
- Utilities: Water, Gas, Sewer, Power
- Power: 600 amps Electrical Service
- Land Area: ±1.46 Acres
- Year Built: 2017
- Concrete Tilt Construction
- Located Off a Light Controlled Highway Intersection
- Two Access Points Via Industrial Road and Westlake Road
- Spacious Truck Maneuvering Room with Ample Trailer Parking
- Excess Land Available for Future Expansion with Existing Cutout



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoore@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

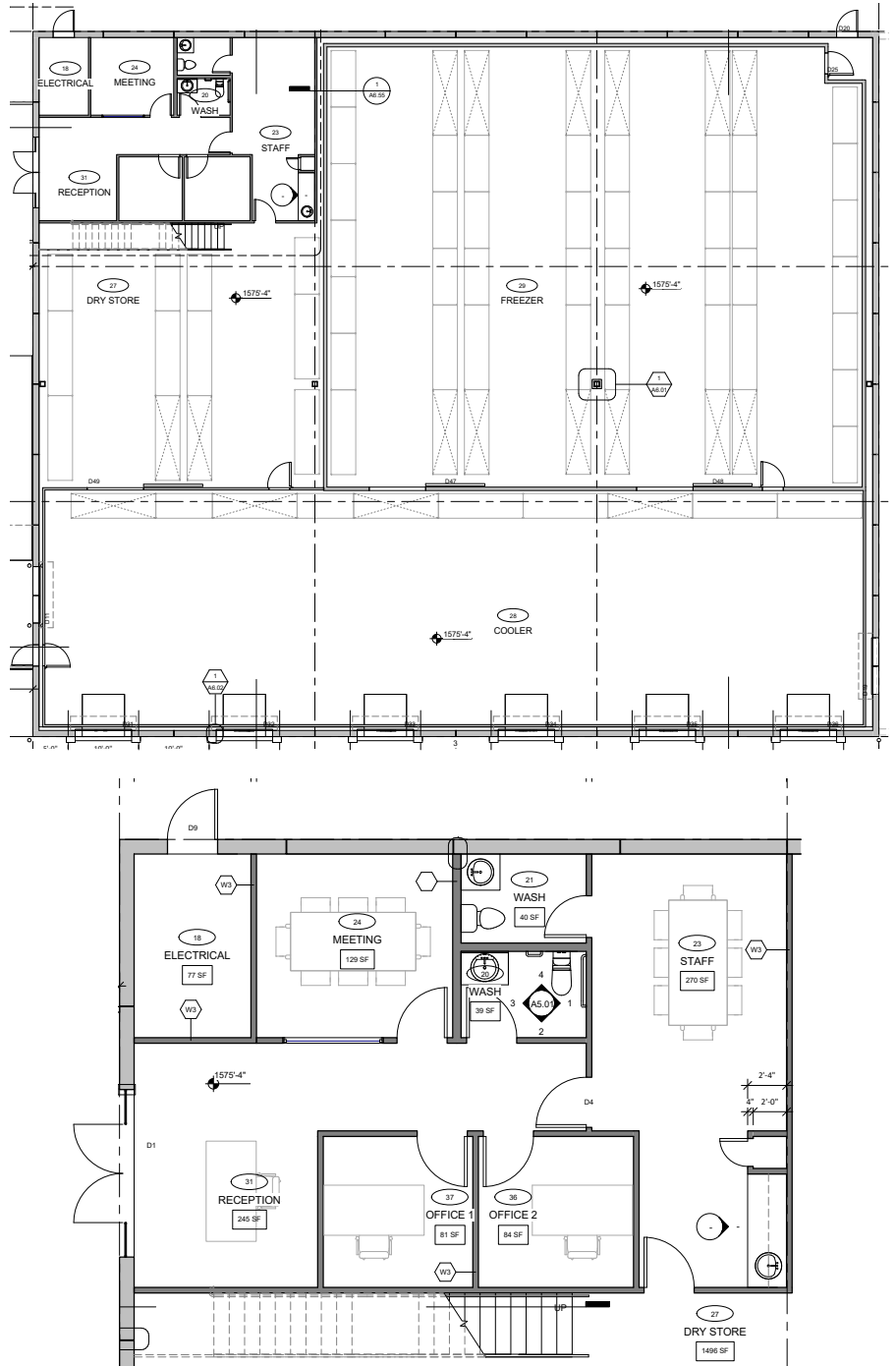
FOR SALE
100% Freehold Interest

WAREHOUSE FEATURES

- 28' Ceiling Height
- 6 Dock Loading Doors
- 1 Grade Loading Door with Ramp Access
- 6 Levelers
- Freezer / Cooler Area
- Dry Storage Area
- LED Lighting
- 10 Car Parking Stalls

OFFICE FEATURES

- Reception Area
- 2 Offices
- IT Room
- 2 Washrooms
- Kitchen / Eating Area
- HVAC Throughout Office Area



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoore@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

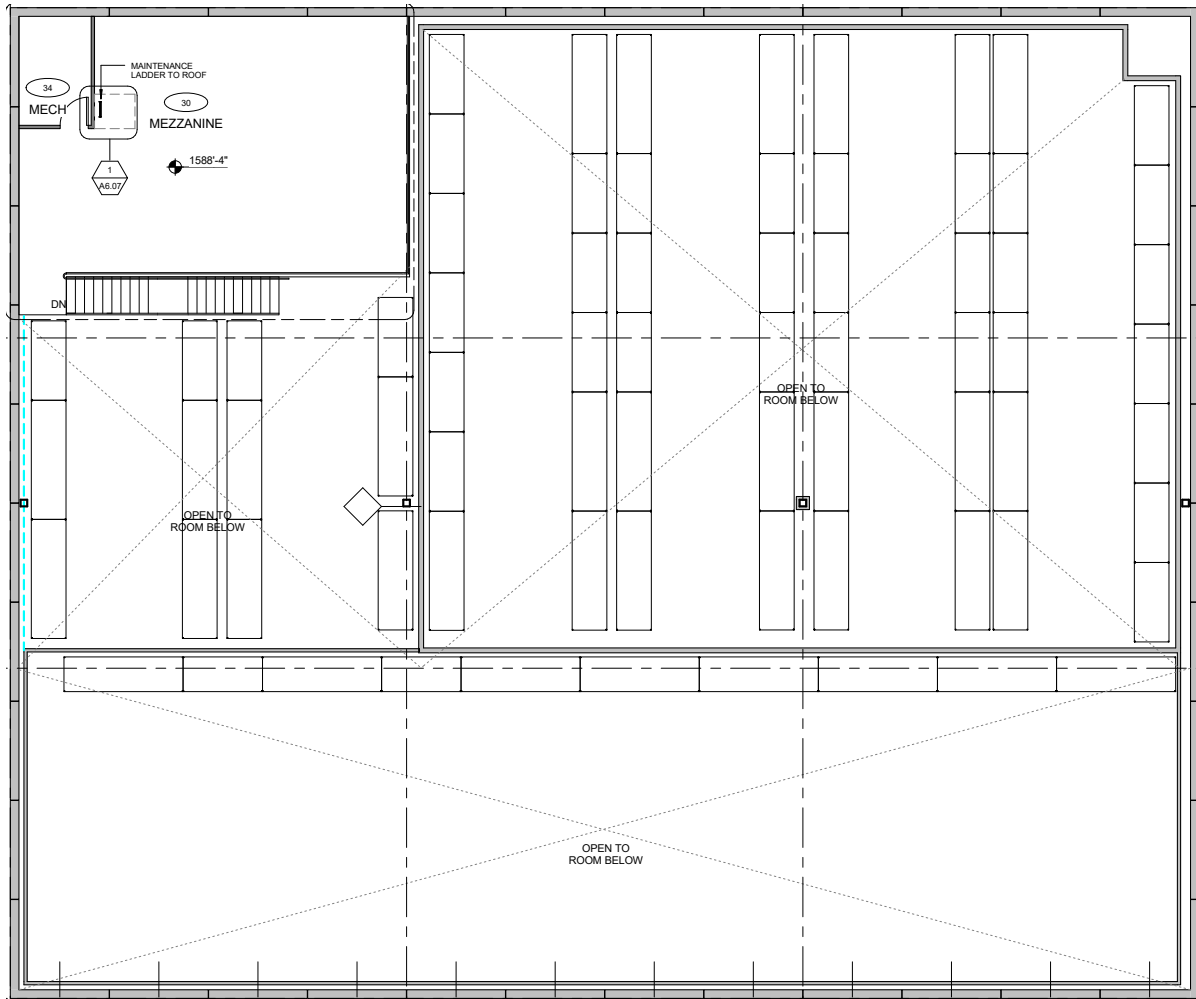
Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



1230 Industrial Road
West Kelowna, BC, V1Z 1G5

FOR SALE

100% Freehold Interest



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoore@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

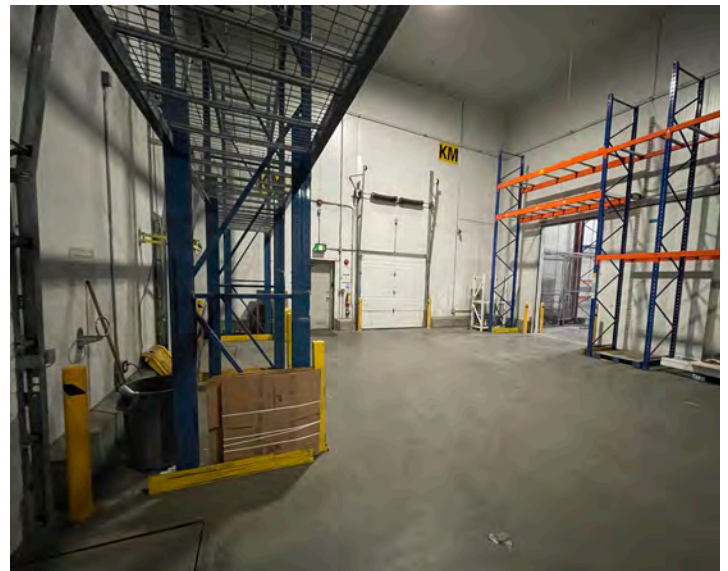
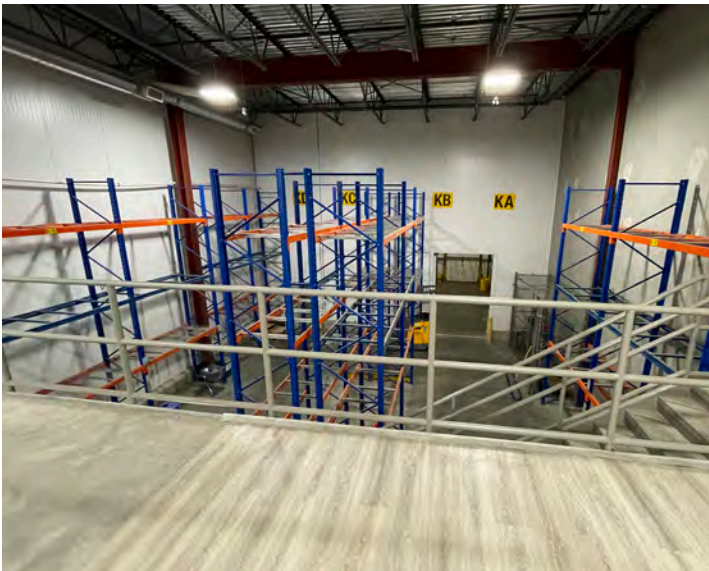
Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

FOR SALE

100% Freehold Interest



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoore@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

FOR SALE
100% Freehold Interest



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoores@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**1230 Industrial Road
West Kelowna, BC, V1Z 1G5**

FOR SALE
100% Freehold Interest



For More Information

Cresa
800 West Pender Street
Suite 1430
Vancouver, BC V6C 2V6

Ross Moore
Senior Vice President
604.562.3621
rmoores@cresa.com

Ella Mosky
Associate Vice President
250.415.4351
emosky@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

