

1230 Industrial Road  
West Kelowna, BC, V1Z 1G5

FOR SALE



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

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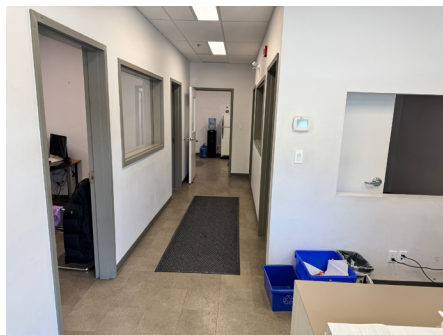
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#### LISTING INFORMATION

- ±13,106 SF Total Available
- ±1,131 SF Office
- ±1,131 SF Mezzanine
- Available: Vacant Possession
- Price: \$6,200,000.00

#### 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



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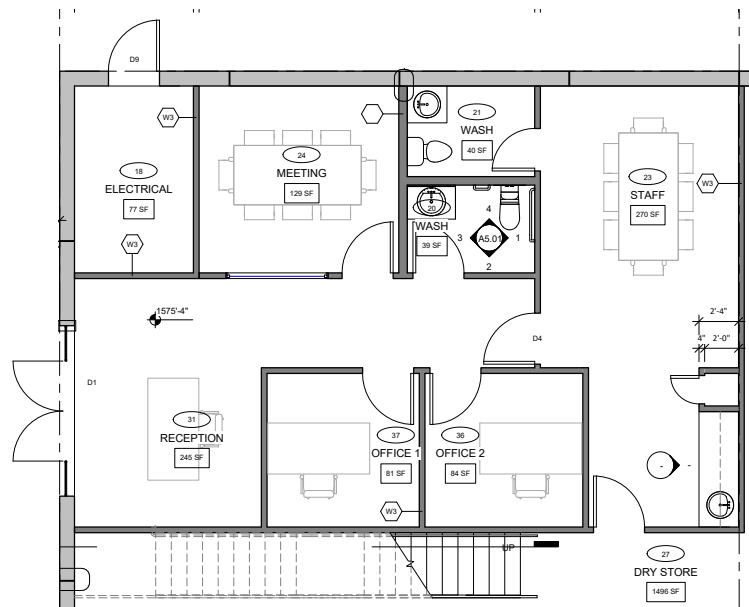
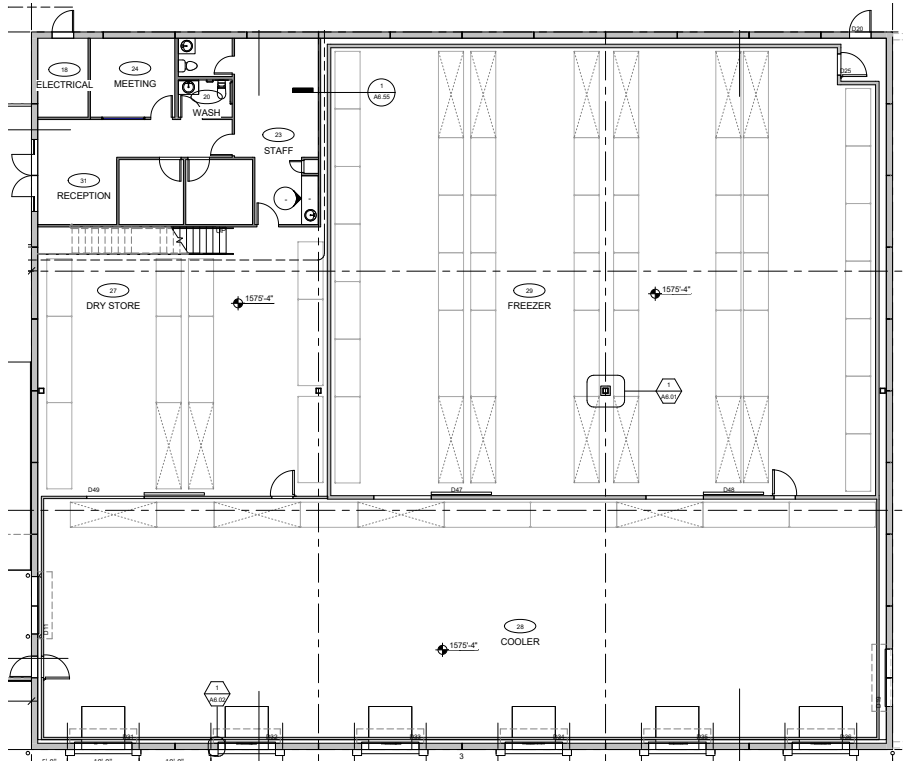
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**WAREHOUSE FEATURES**

- 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



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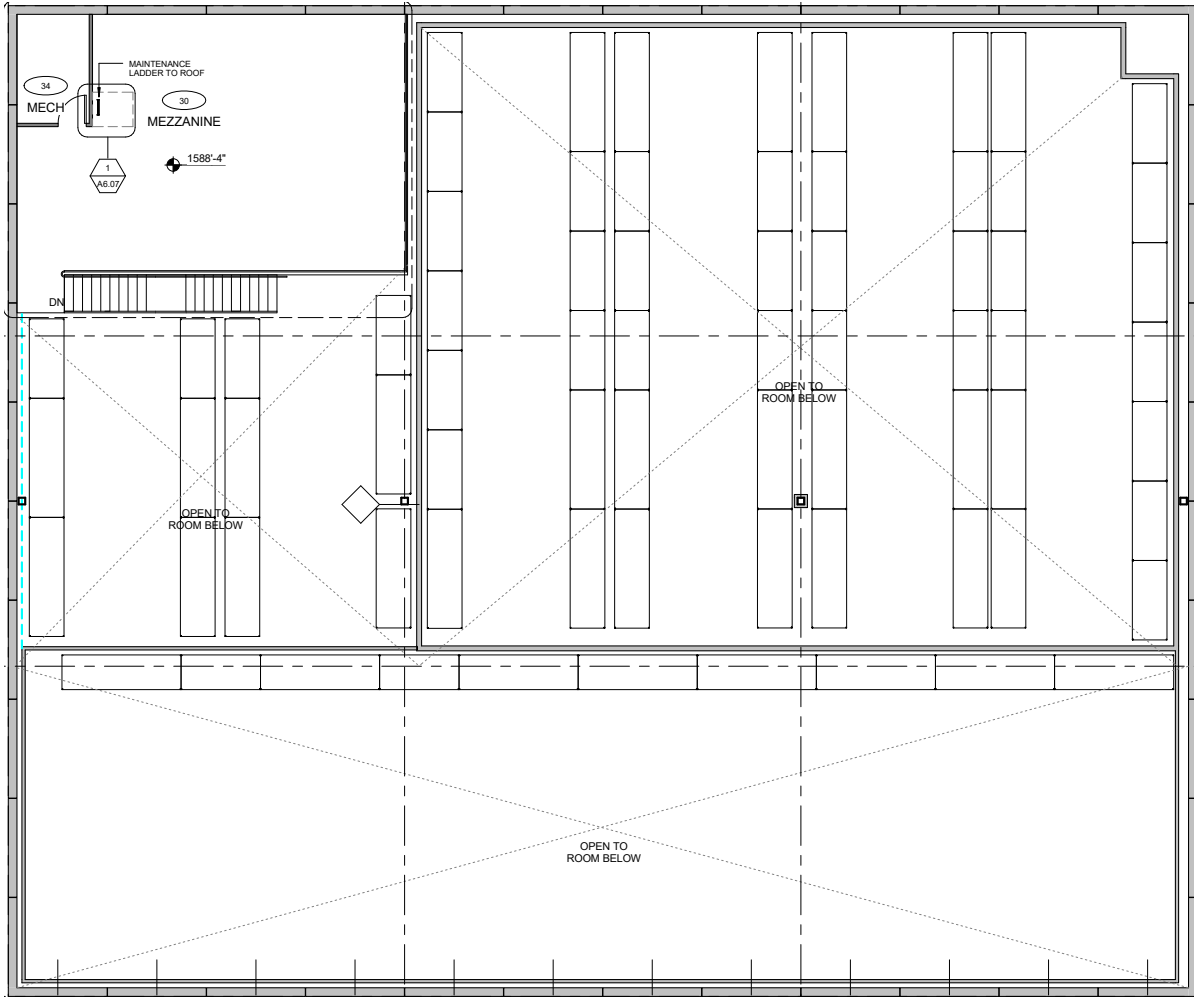
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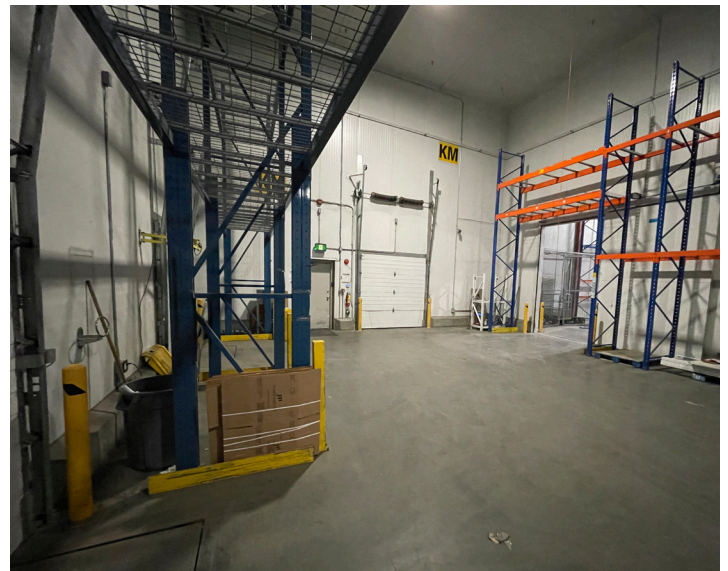
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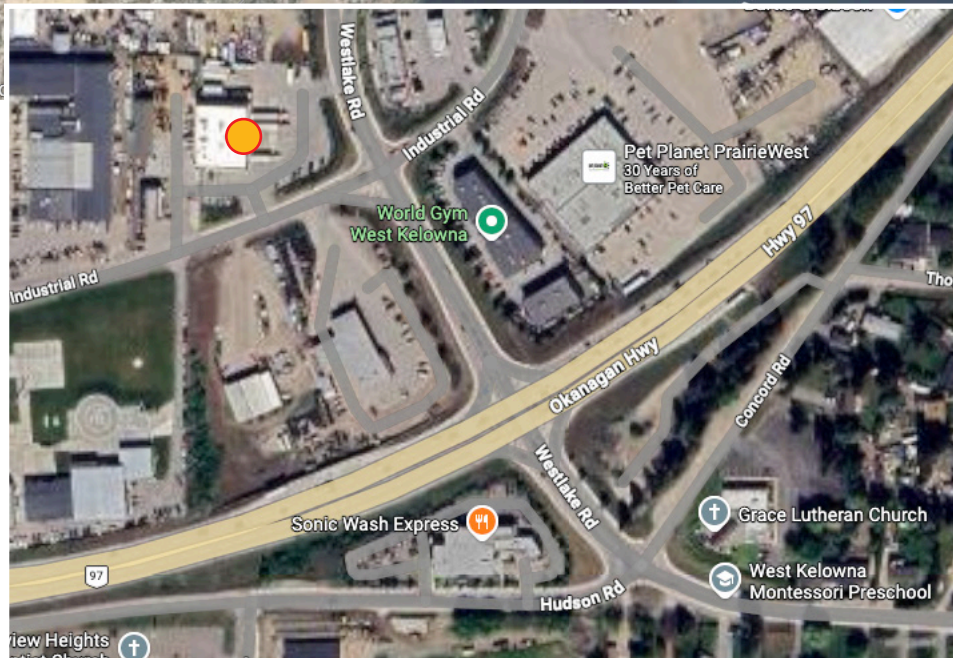
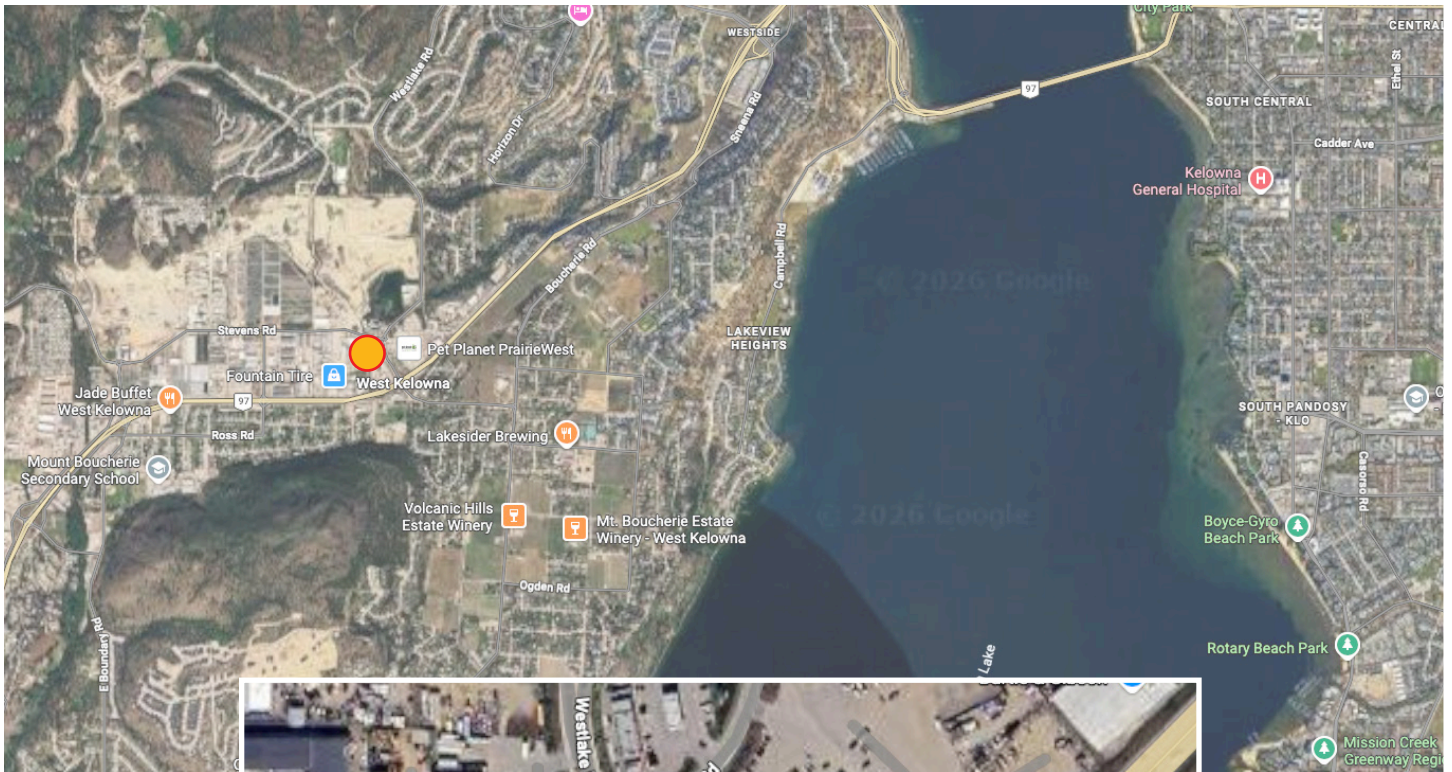
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