

FOR SALE



KYLE ROAD

BUSINESS PARK



2644 KYLE ROAD, WEST KELOWNA



ABOUT KYLE ROAD

Kyle Road Business Park provides exclusive features that sets it apart from other options in the region. The development is West Kelowna's premium industrial strata project, consisting of a range of unit sizes across four buildings, and also offering a very unique standalone 45,004 square foot build-to-suit opportunity. A range of unit sizes are available to accommodate most business needs. Each strata unit is equipped with high level specifications designed to increase efficiencies and operations for the owners.



**BRAND-NEW INDUSTRIAL STRATA UNITS FROM
1,873 - 45,004 SQUARE FEET**

FEATURES



**EST. COMPLETION DATE:
AUGUST 2025**



**12' X 14' OVERHEAD LOADING
DOORS WITH ELECTRIC
POWER DOOR OPERATOR**



**28' TO 32' CLEAR
CEILING HEIGHTS**



**6' SLAB, 500 LBS/SQFT
LOAD CAPACITY**



REAR GRADE LOADING



**INSULATED PRECAST
CONCRETE WALL PANELS**



**600V AND 3 PHASE STEPPED
DOWN TO 208V/200AMPS**



**UNIT HEATERS/
ROOFTOP CURBS
FOR 3-5-TON UNITS**



**PARKING RATIO:
1.5 STALLS/100M2**



**FREESTANDING BUILD TO
SUIT OPPORTUNITY**



**FINISHED WASHROOMS
INCLUDED**



LED STRIP LIGHTING

LOCATION

Prominently located in the industrial center of West Kelowna, the Kyle Road Business Park plays an integral part of the strategic growth of the region. Offering over 100,000 square feet of high-quality industrial space at build out, this freehold strata ownership opportunity is perfect for businesses looking to own their own space in one of the fastest growing regions in the country.

With an enhanced focus on commercial and residential density, the City of West Kelowna is continuing to see high demand for high quality freehold strata industrial property.

NEIGHBOURING BUSINESSES

This industrial strata project is surrounded by a thriving business community that will benefit from its development, including:

- Manufacturing Plants
- Warehouses and Distribution Centers
- Logistics and Freight Companies
- Construction Companies
- Automotive Services and Repair Shops
- Retail and Wholesale Suppliers

ACCESSIBILITY

HIGHWAY 97 CONNECTIVITY

The property is conveniently located near Highway 97, a major transportation route that ensures seamless access to regional and national distribution networks.

LARGE TRAILER ACCESSIBILITY

Designed with large trailers in mind, the site offers ample space and infrastructure to accommodate heavy-duty vehicles, making it ideal for logistics and transportation businesses.

CENTRAL OKANAGAN STATISTICS



1.9%
annual increase
in population



\$80,500
annual median
household income



350
new businesses
started



25
new major
development
projects underway



BENEFITS OF FREEHOLD STRATA OWNERSHIP

FREEHOLD STRATA VS. LEASEHOLD

Freehold strata ownership is far superior to leasehold ownership as you have full control over the land the property sits on and are not subject to lease renewal increases over time.

EQUITY

Build equity by paying into your own free-hold unit rather than paying lease payments and tenant improvement costs for someone else's benefit

FLEXIBILITY & CONTROL

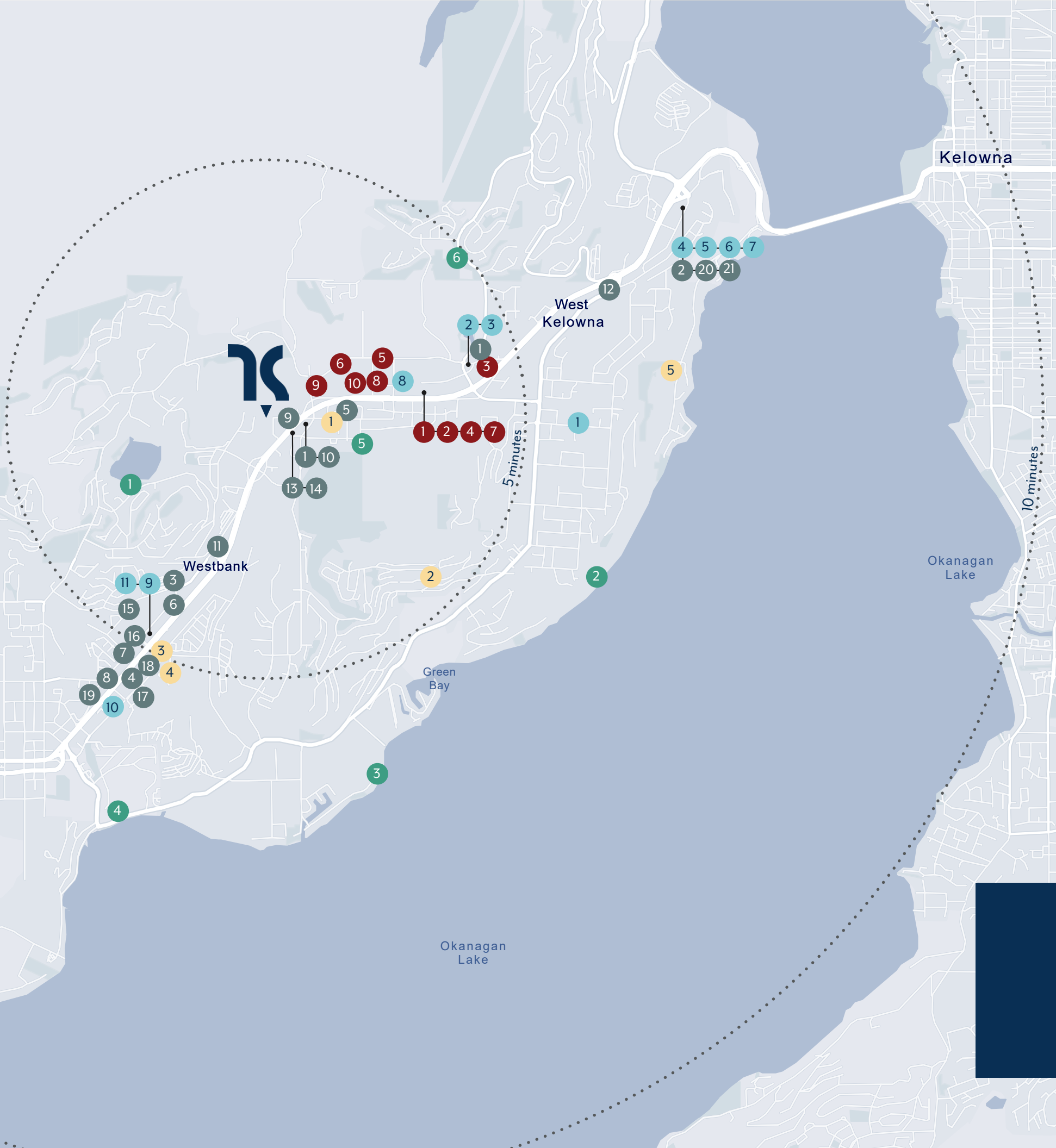
Operate out of your own facility or lease it out. By becoming a landlord you are no longer subject to sudden rent increases or difficult landlords.

APPRECIATION & WEALTH

Historically industrial assets have appreciated in value which provides you a significant opportunity to build wealth over time.

TAX BENEFITS

Ability to write off rental payments as business expenses and deduct the carrying costs against rental income. These tax benefits do not exist when leasing.



LEGEND

Neighbouring Businesses

- 1 Trident Manufacturing
- 2 Wolseley Plumbing/HVAC
- 3 Tow and Stow Dry Marina
- 4 Planet Earth Recycling
- 5 Inland Truck and Equipment
- 6 Emil Anderson Construction
- 7 Fountain Tires
- 8 Emco HVAC
- 9 Bylands Garden Center
- 10 Traveland RV Supercenter

Restaurants & Food

- 1 Lakesider Brewing
- 2 A&W
- 3 Subcity Donair
- 4 Sammy J's Grill and Bar
- 5 Tim Hortons
- 6 Subway
- 7 Dairy Queen Grill & Chill
- 8 Bliss Bakery - Kitchen
- 9 Popeyes Louisiana Kitchen
- 10 The Chopped Leaf
- 11 Starbucks

Hotels/Accommodations

- 1 Super 8 by Wyndham West Kelowna BC
- 2 Lake Okanagan Bed & Breakfast
- 3 Fairfield Inn & Suites West Kelowna
- 4 TownePlace Suites West Kelowna
- 5 Lakeview Oasis Bed & Breakfast

Services/Shops

- 1 RBC Royal Bank ATM
- 2 TD Canada Trust Branch & ATM
- 3 CIBC Branch with ATM
- 4 Valley First
- 5 Rustic and Green Hair Salon
- 6 Chatters Hair Salon
- 7 Tran Nails Salon
- 8 VN Organic Spa & Nails
- 9 Sendero Health & Beauty
- 10 Petro-Canada
- 11 Canco Gas & One Stop Convenience
- 12 Esso
- 13 Globally Fair
- 14 Westside Centre
- 15 Walmart Supercentre
- 16 London Drugs
- 17 Canadian Tire
- 18 The Home Depot
- 19 Value Village
- 20 Okanagan Lake Shopping Centre
- 21 Shell

Recreation

- 1 Shannon Ridge Park
- 2 Kalamoir Regional Park
- 3 Pritchard Park
- 4 Rotary Park at Gellatly Bay
- 5 Mount Boucherie Recreation Complex
- 6 West Kelowna Multi-Sport Centre

DRIVE TIMES

<p style="color: #00a68f; font-weight: bold; margin: 0;">DOWNTOWN KELOWNA</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">10</p> <p style="font-size: 0.8em; margin: 0;">minutes</p>	<p style="color: #00a68f; font-weight: bold; margin: 0;">PENTICTON</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">45</p> <p style="font-size: 0.8em; margin: 0;">minutes</p>	<p style="color: #00a68f; font-weight: bold; margin: 0;">VERNON</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">1</p> <p style="font-size: 0.8em; margin: 0;">hour</p>
<p style="color: #00a68f; font-weight: bold; margin: 0;">YLW AIRPORT</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">30</p> <p style="font-size: 0.8em; margin: 0;">minutes</p>	<p style="color: #00a68f; font-weight: bold; margin: 0;">VANCOUVER</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">4.5</p> <p style="font-size: 0.8em; margin: 0;">hours</p>	

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Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financial services to owners and occupiers of office retail, industrial, and multi-residential properties around the globe.

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William Wright Commercial Real Estate Services is a dynamic, energetic and enthusiastic approach to commercial real estate marketing. Rooted in our 3 business philosophies: Customer Service, Communication and Consistency; enables us to offer our clients the competitive advantage they need to excel in this extremely competitive ever changing market place.



LORVAL
— DEVELOPMENTS —

Lorval Developments is a real estate developer focused on exceptional quality and long-term value add. It is positioned to deliver best in class product across residential, commercial, and industrial markets. Lorval Developments has two offices, one in the Lower Mainland, and another in the Okanagan, ensuring all projects have a local management team, providing timely, on the ground response as needed.



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