

**CALLAHAN**  
PROPERTY GROUP

**NOW LEASING**

***PHASE 6*** | Old Vernon Road & Acland Road, Kelowna, BC

**UNDER CONSTRUCTION!**



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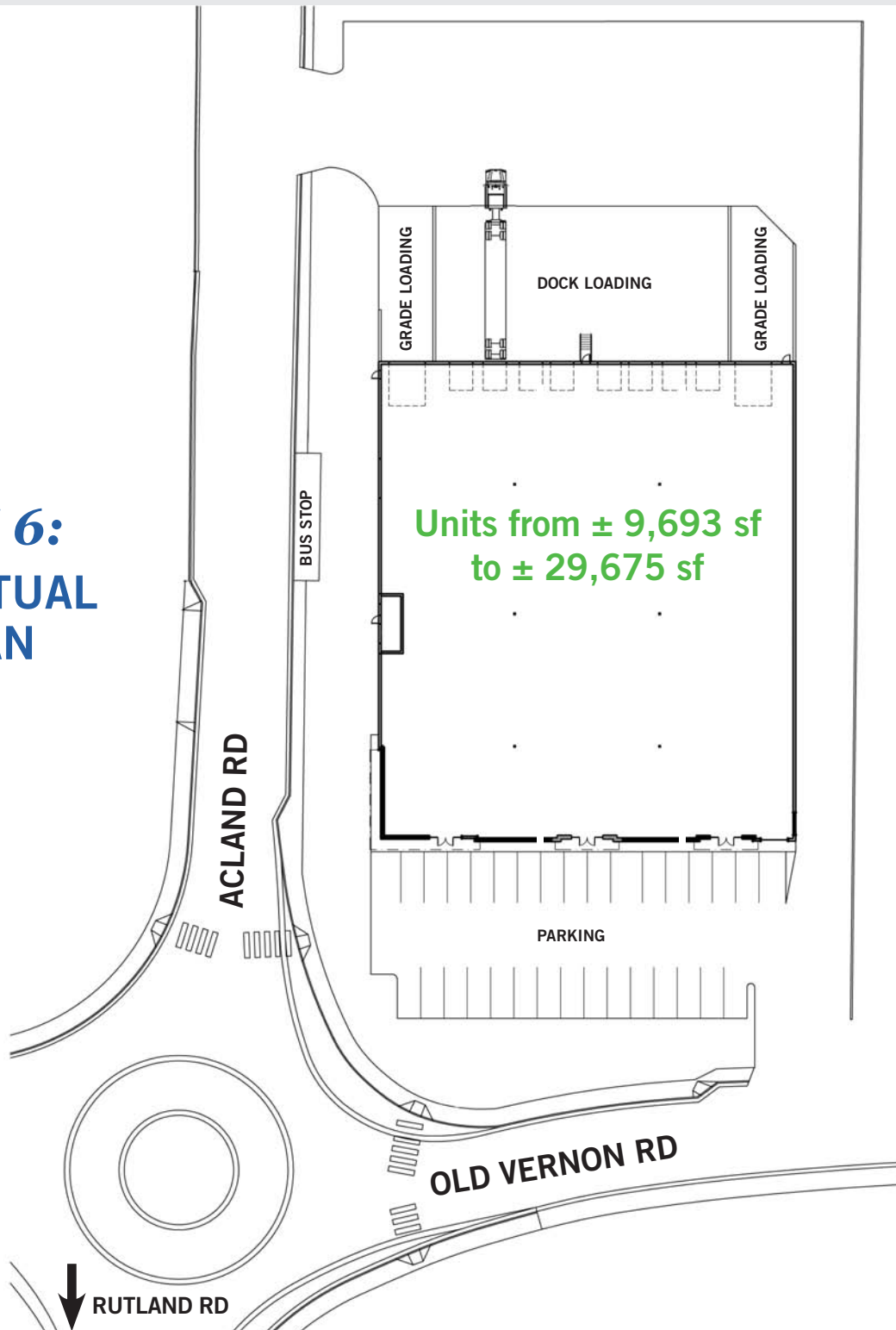
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## PHASE 6 | Old Vernon Road & Acland Road, Kelowna, BC



### PHASE 6: CONCEPTUAL SITE PLAN



Units from  $\pm 9,693$  sf  
to  $\pm 29,675$  sf

← SEXSMITH RD

← HIGHWAY 97  
+/- 300 meters

↓ RUTLAND RD

OLD VERNON RD

## PHASE 6 | Old Vernon Road & Acland Road, Kelowna, BC

### PHASE 4



#### Units from $\pm 9,693$ sf to $\pm 29,675$ sf – Brand new free standing building – FINAL PHASE!

- Full building opportunity
- Significant branding potential on high exposure corner lot
- Temperature controlled, energy efficient building
- Plenty of natural light
- 3 phase power
- +/- 28 foot ceilings



#### Ideal logistics and distribution location with easy access at the entrance to Kelowna's Industrial Hub

- Conveniently located at junction of Highway 97, Sexsmith Road, Old Vernon Road, and Rutland Road
- 1 block from Highway 97, cardlocks, truck wash, truck dealerships and amenities including Tim Hortons and new McDonalds opening soon
- 5 minute drive to Kelowna International Airport and 15 minute drive to Downtown Kelowna
- State of the art facilities
- Well connected to the entire city via transit bus stop right outside the building on Acland Road



#### Dock and Grade Loading – 8 dock doors and 2 grade doors



#### Parking – Generous staff and customer parking



#### Zoning: I-2 General Industrial

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