

**INDUSTRIAL / WAREHOUSE WITH GRADE LEVEL LOADING**

**NOW  
LEASING**

New industrial development in West Kelowna located at 2525 Ross Road. Front and rear grade level loading with loading area. Modern and efficient building featuring large windows bringing in plenty of natural light. Situated a half block from Highway 97 with easy access by way of a signalized intersection. Centrally located and close to amenities, including cardlock, food, banks, shops, and more.



CONCEPTUAL RENDERINGS

## OPPORTUNITY HIGHLIGHTS

### BUILDING FEATURES

Units from  $\pm 4,200$  sf up to  $\pm 17,200$  sf zoned I-1 (Light Industrial). The building offers significant branding opportunities facing Ross Road. Grade level loading from both front and rear, with plenty of space for vehicle access.  $\pm 24'$  clear ceiling height and large windows provide plenty of natural light. Ample parking for staff and customers.



$\pm 4,200$  sf up to  $\pm 17,200$  sf



Up to 4 brand new units available



12' x 14' grade doors, up to 4 per unit



Large windows providing natural light



Generous parking for customers and staff



Zoning: I-1 Light Industrial



$\pm 24$  foot clear ceiling height



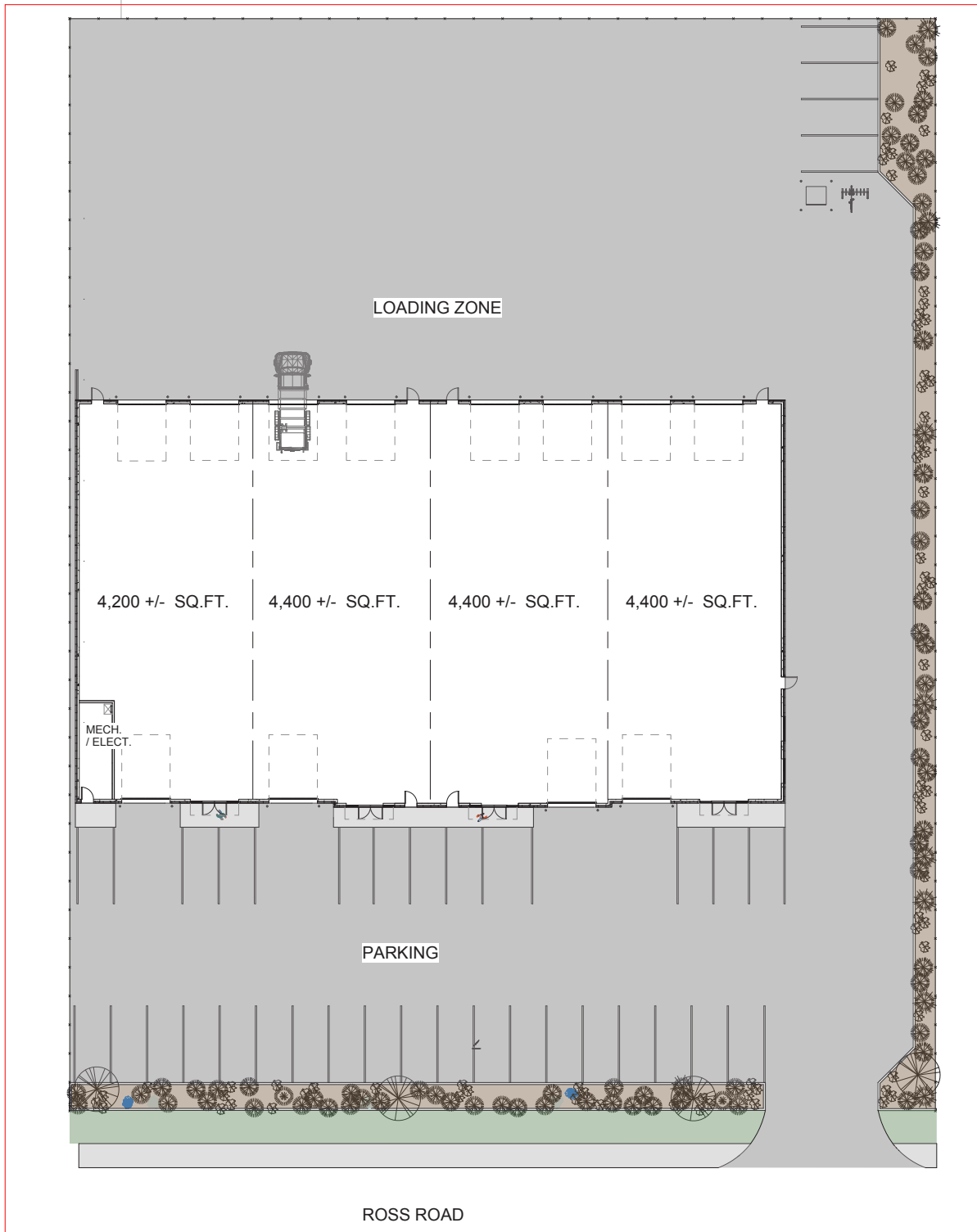
LED-lighting and HVAC with economizers



CONCEPTUAL RENDERING

## SITE PLAN

2525 ROSS ROAD, WEST KELOWNA



CONCEPTUAL SITE PLAN

## AREA HIGHLIGHTS

### THE LOCATION

2525 Ross Road is located in West Kelowna, a half block from Highway 97 with signalized intersection access, bringing you to downtown Kelowna or the West Kelowna shopping district within minutes. The immediate and surrounding areas are a mix of light industrial and service commercial, making this location ideal to service the growing West Kelowna population. Neighbouring companies include, industrial equipment, building products, auto parts, auto dealers, and distribution businesses.



Well connected to highway network  
Company branding on building facing Ross Road  
Conveniently located near amenities and service stations