



# For Lease

200-2350 NORRIS RD SOUTH  
KELOWNA, BC



## ± 6,552 sq. ft. end-cap unit with dock & grade loading

**End-cap unit** available on Norris Road South in Kelowna's industrial hub, 4 km south of Kelowna International Airport. The **energy-efficient** building was completed in 2018 and features modern industrial amenities. The unit is **± 6,552 sq. ft.** with **± 28-ft clear ceilings** and offers **dock and grade loading**. The space is fitted with a kitchenette, H/C washroom and office, and can accommodate various configurations.



## Opportunity Highlights

2350 Norris Road South was newly built in 2018 and features **modern industrial amenities**. The building is **energy-efficient** and offers **347/600V 3-phase power** and **± 28-foot clear ceiling height**. It is constructed with insulated concrete panels that offer flexibility to modify the front wall. The **LED lighting** is motion sensor operated, and the unit is **temperature controlled**. The end-cap unit has windows facing east and south, providing plenty of **natural light**.



± 6,552 sq. ft end-cap unit



One (1) grade (12' x 16') loading door  
Two (2) dock (9' x 10') loading doors



± 28-foot clear ceiling height



347/600V 3-phase power



Zoning: I-2 General Industrial



Fitted with kitchenette, H/C washroom  
& office



HVAC with economizers & ceiling fans



LED-lighting with occupancy motion  
sensors



Generous parking for staff & customers

## LOCATION



## Area Highlights

In an ideal logistics and distribution location in **Kelowna's industrial hub**. Norris Road South is located off Old Vernon Road and runs parallel with Acland Road. **Highway 97** is one block away and easy access to **Highway 33** via Rutland Road. Surrounded by amenities, including **card lock**, truck wash, truck dealerships, Tim Hortons and McDonald's.



**1 block from Highway 97**  
**Easy access to Highway 33**



**Centrally located in Kelowna's industrial hub**

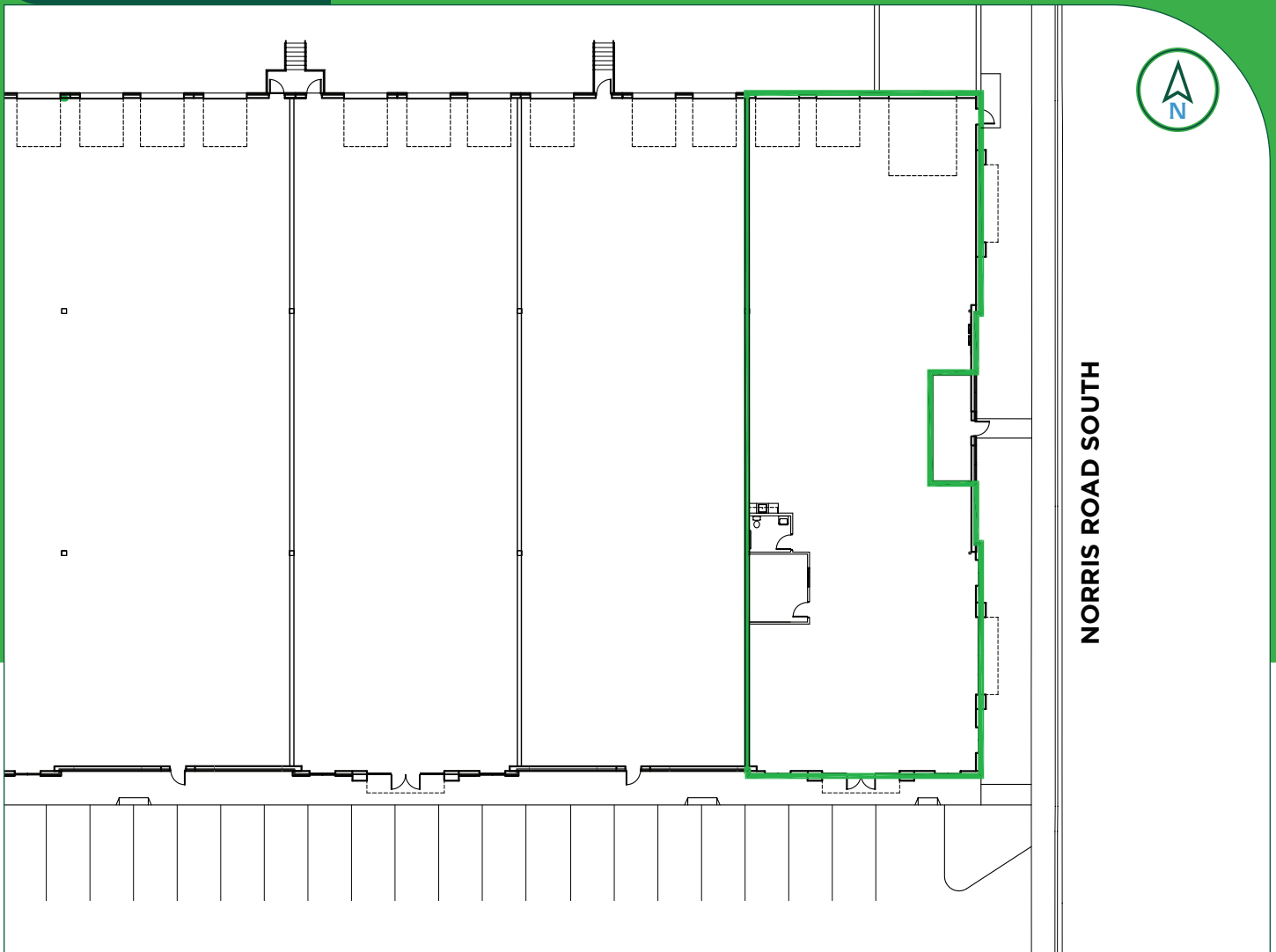


**5 minutes (4 km) from Kelowna International Airport**  
**3 minutes (2.5 km) from UBCO**  
**15 minutes (10 km) to Downtown Kelowna**



**Connected to Kelowna's transit network**

## SITE PLAN



### ABOUT US

Callahan Property Group is a leader in developing, leasing, and managing commercial, build-to-suit, and residential real estate in the Okanagan. We offer a diverse portfolio of **high-quality** properties in optimal locations and take pride in helping tenants **design** and **develop** space that lead to success, and expedite business growth and expansion. For over 60 years, Callahan Property Group has invested in long-lasting connections and building strong partnerships.

### Get in touch

#### CALL OR EMAIL TODAY

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