



Now Leasing

BEAVER LAKE COURT
KELOWNA, BC

IMMEDIATE POSSESSION



**Up to ± 40,299 sq. ft.
high-quality industrial,
starting at ± 10,267 sq. ft.**

High-quality new industrial space for lease in Kelowna on Beaver Lake Court. The opportunity offers **dock and grade loading** and 53' trailer parking is available. Situated in Kelowna's newest industrial park, home to national companies. An ideal location for **logistics and distribution** with direct **Highway 97 access**. Significant company branding with prominent signage on the building.

Construction has been completed and bays are available for **immediate possession**. Beaver Lake Court currently has availability of up to **± 40,299 sq. ft.**



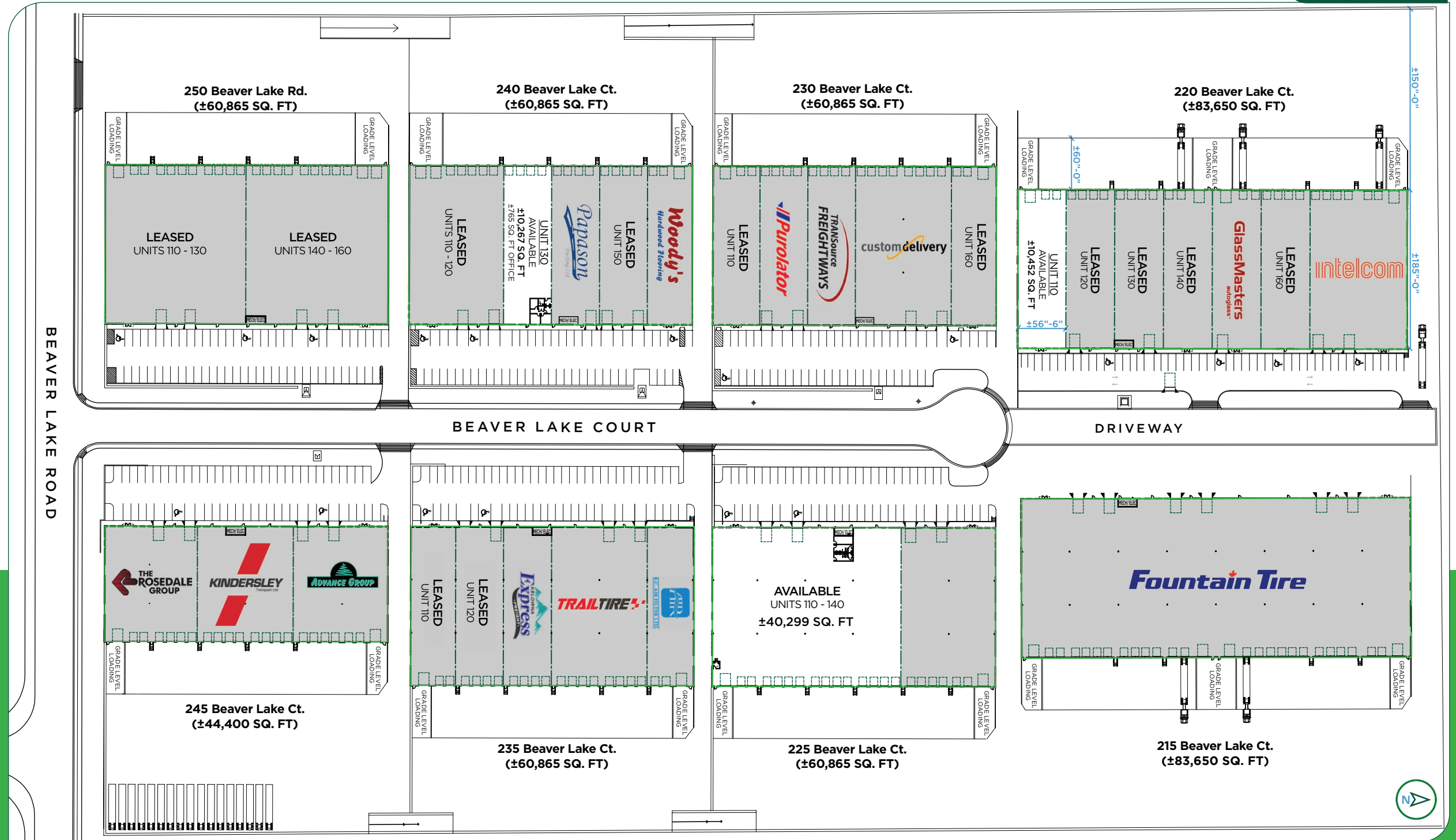
Building Highlights

The energy-efficient facility offers 347/600V 3-phase power and **± 28-foot clear ceiling** height.

Building is constructed with insulated concrete sandwich panels that offer front wall **modification flexibility** and R28 insulated roof.

LED-lighting is motion sensor operated, units are **temperature controlled** and tall windows provide plenty of **natural light**.

Advanced **secure** site with cameras and the property is fenced.



Opportunity Summary

- ± 10,267 sq. ft., ± 10,452 sq. ft. & ± 40,299 sq. ft.
- Fitted with washrooms & offices
- 53' trailer parking opportunity
- Dock (9' x 10') & grade (12' x 16') loading
- ± 28-foot clear ceiling height
- LED-lighting with occupancy motion sensors
- HVAC with economizers & ceiling fans
- 347/600V 3-phase power
- Parking for staff & customers

Area Highlights

Well-situated industrial facility, in ideal location for logistics and distribution. Direct Highway 97 access and 10 minutes to Kelowna International Airport. Conveniently located near card lock and service stations. Minutes away from amenities including food, banks, and shops.



Zoning: I-2 General Industrial



In ideal location for logistics and distribution



Direct Highway 97 access



10 minutes to Kelowna International Airport

THE LOCATION



ABOUT US

For over 60 years, Callahan Property Group has been a leader in developing, leasing and managing **commercial real estate** in the Okanagan. As a full-service real estate enterprise, our deeply rooted expertise offers our tenants a **long-term partner** passionate about creating **great spaces that inspire success**. Whether it's **retail, office, or industrial**, Callahan Property Group believes a **high-quality** sustainable space has the power to **elevate our tenant's business**.

Get in touch

CALL OR EMAIL TODAY

For leasing & all other inquiries.

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