CALLAHAN
PROPERTY GROUP

FOR LEASE
NEW INDUSTRIAL

2525 ROSS ROAD, WEST KELOWNA

CONCEPTUAL REAR RENDERING

INDUSTRIAL DEVELOPMENT WITH TWO LOADING DOCKS & DRIVE THRU GRADE LOADING

New and modern, high-quality facility available in West Kelowna at 2525 Ross Road. Up to two dock level loading bays with levelers. 12’ x 14’ grade level doors, aligned front and rear, allowing for convenient drive thru capability. Versatile floor plan lay-outs to meet varying uses. Units constructed with structural flexibility front wall to allow for overhead and storefront modifications. Energy efficient facility, with 24’ clear ceiling height, LED lighting and HVAC with economizers. Large windows providing plenty of natural light.

RECENT BUILD WITH SIMILAR FEATURES

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OPPORTUNITY HIGHLIGHTS

Units from ± 3,920 sf up to ± 16,657 sf zoned I-1 (Light Industrial). The building offers significant branding opportunities facing Ross Road. Ample parking for staff and customers. Above average electrical service with 347 / 600 volt 3-phase power. Units are suited with rough-in plumbing and have potential for mezzanine. Ready for occupancy in fall 2021.

BUILDING FEATURES

- ± 3,920 sf up to ± 16,657 sf
- Up to 4 brand new units available
- Front & rear aligned 12’ x 14’ grade level doors
- Up to 2 dock level loading bays
- Large windows providing natural light
- 347/600V 3-phase power
- Parking for customers and staff
- Zoning: I-1 Light Industrial
- LED-lighting with occupancy motion sensors
- ± 24 foot clear ceiling height
- HVAC with economizers

CONCEPTUAL RENDERINGS

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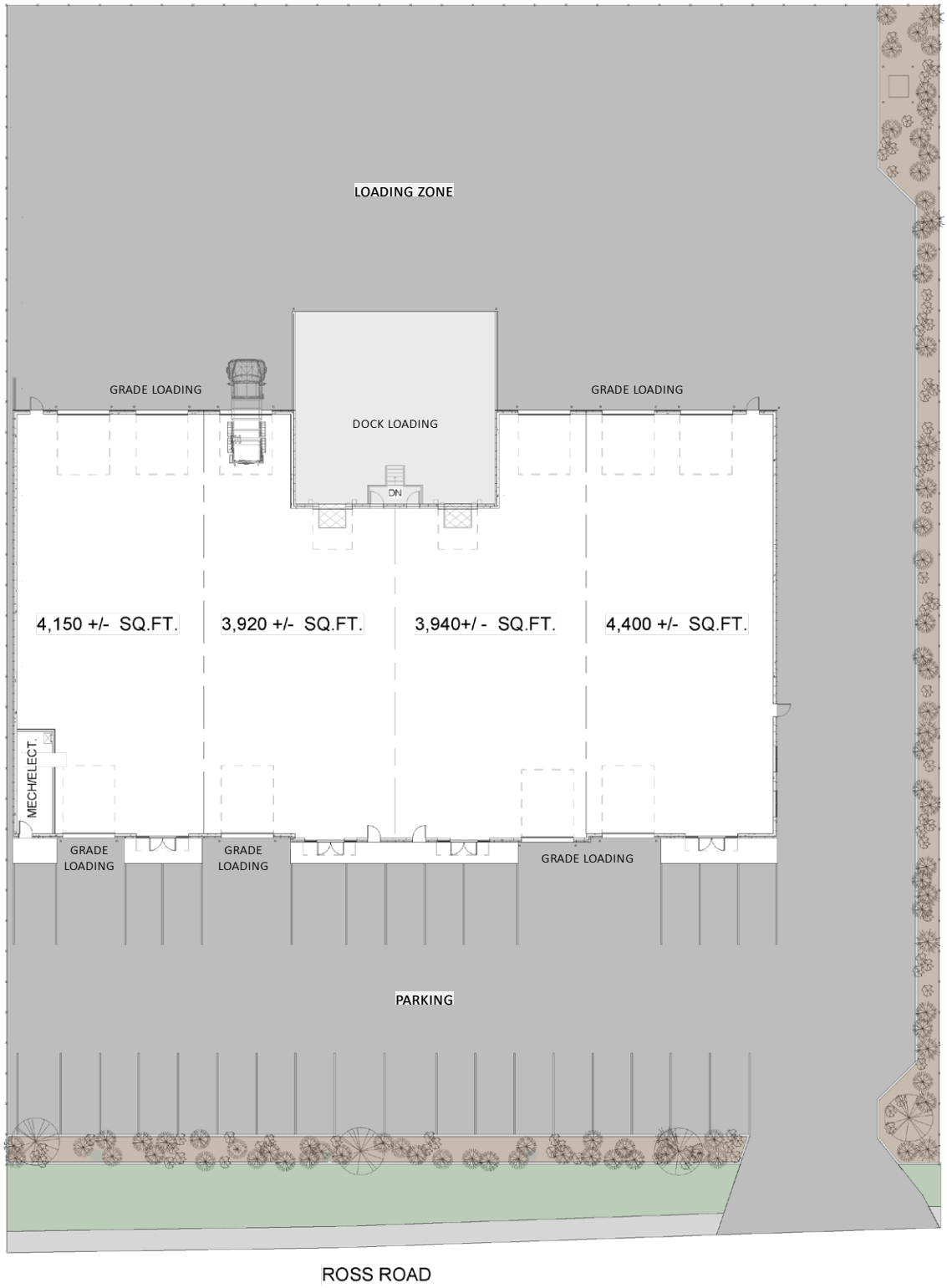
SITE PLAN

2525 ROSS ROAD, WEST KELOWNA



CONCEPTUAL SITE PLAN

AREA HIGHLIGHTS

2525 Ross Road is located in West Kelowna, a half block from Highway 97 with signalized intersection access, bringing you to downtown Kelowna and 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.

THE LOCATION

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

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