



FOR LEASE

WAREHOUSE SPACE LOCATED IN  
THE AIRPORT BUSINESS PARK

UNIT 5 – 1580 INNOVATION DRIVE, KELOWNA BC

STEVE LAURSEN

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ROYAL LEPAGE KELOWNA

COMMERCIAL





# PROPERTY DETAILS



## MUNICIPAL ADDRESS

Unit 5 - 1580 Innovation Drive  
Kelowna BC



## YEAR BUILT

2008



## LEASEABLE AREA

2230 SF



## LEASE RATE

\$14.50 / SF



## NNN

\$5.34 / SF



## ZONING

I2 General Industrial



## PARKING

3 Reserved stalls & additional  
shared on-site parking



## POSSESSION

Immediate

## OVERVIEW

Introducing unit 5 at 1580 Innovation Drive, ideally situated in the heart of Kelowna's Airport Business Park. This exceptional mixed-use industrial space, now available for immediate lease, offers 1,793 SF plus 437 SF of mezzanine space.

Unit 5 seamlessly transitions from a renovated front-end reception area to an extended warehouse, providing a flexible environment for diverse business needs. The unit offers a generous 22 FT clear ceiling height, 1 glass grade-level loading door, a two-piece bathroom, and office space in the back, providing an ideal space for a variety of applications.



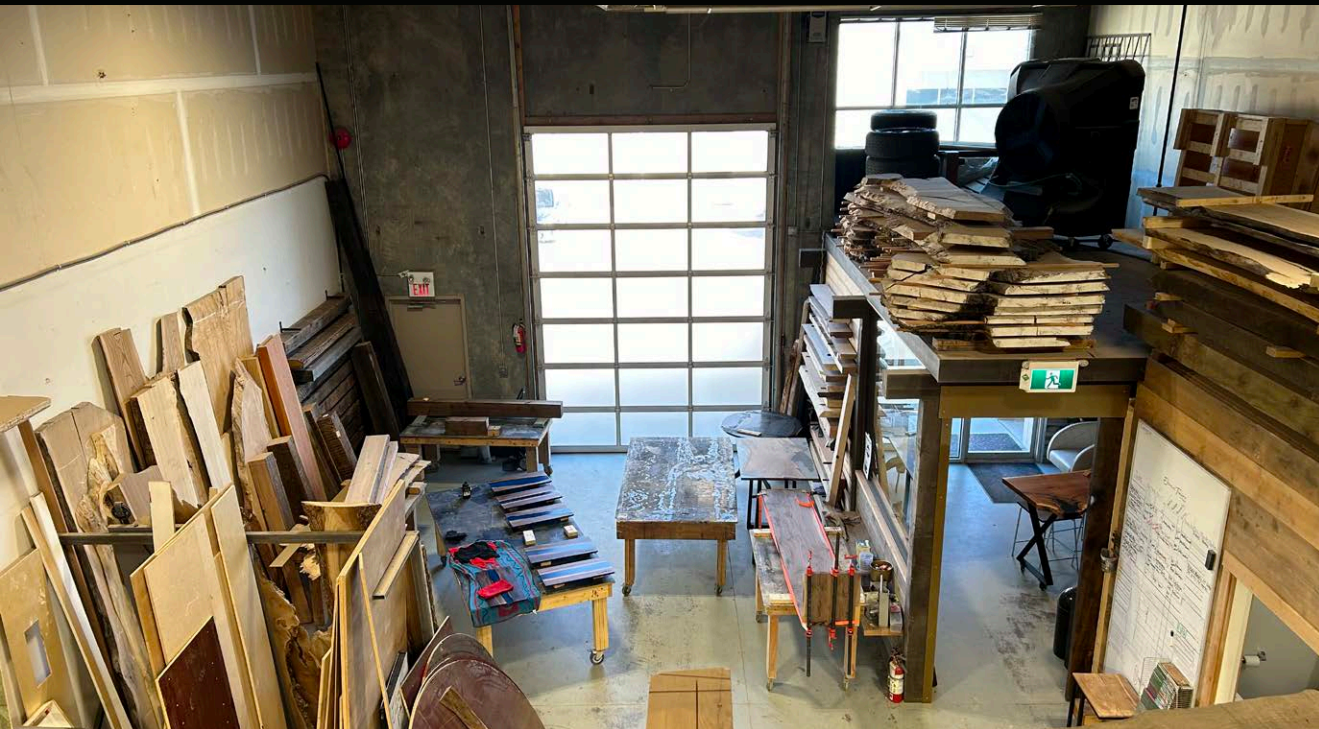
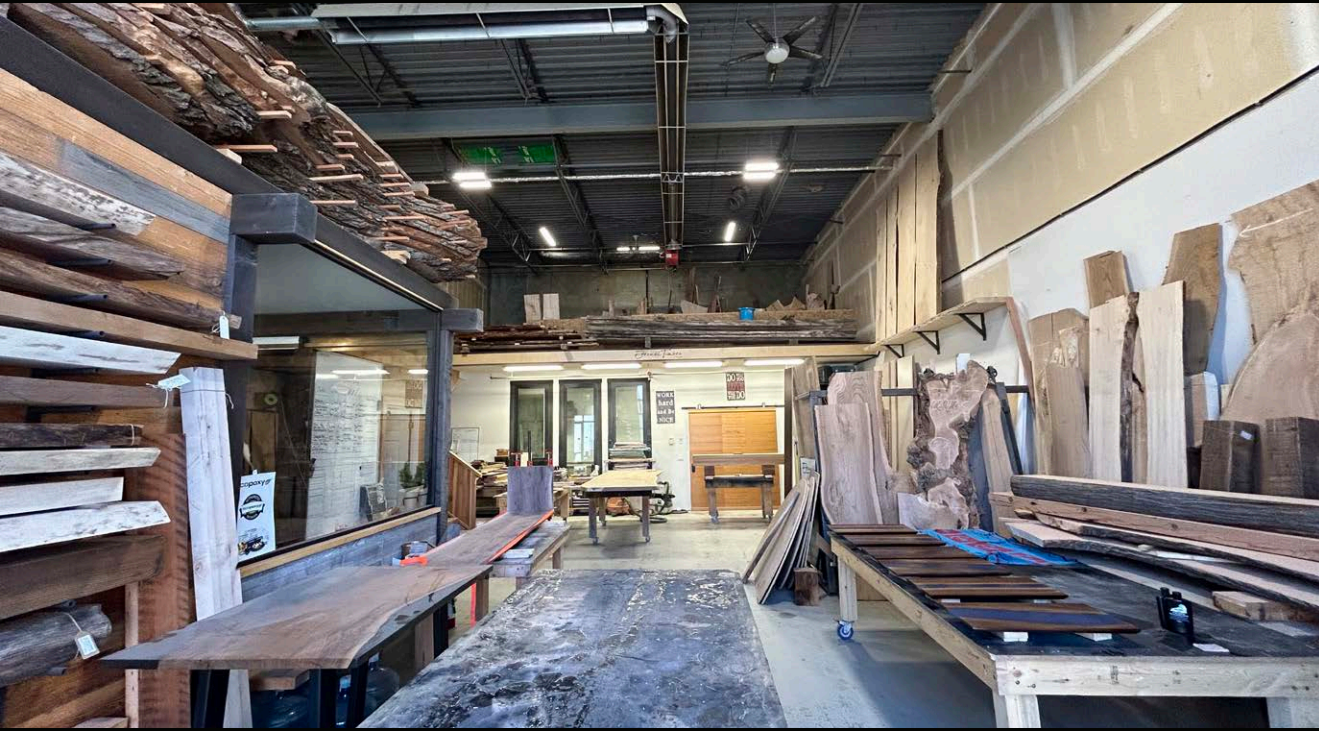
# FEATURES

- 22 FT Clear ceiling height
  - 14'H x 10'W Glass grade loading door
  - 2-piece bathroom
  - Unfinished mezzanine
  - Finished office space
  - 120/208V - 4W, with a 600V 3PH transformer
- Option to purchase the following equipment through the current tenant
    - CNC machine
    - Sander
    - Compressor
    - Forklift
    - Dust collector



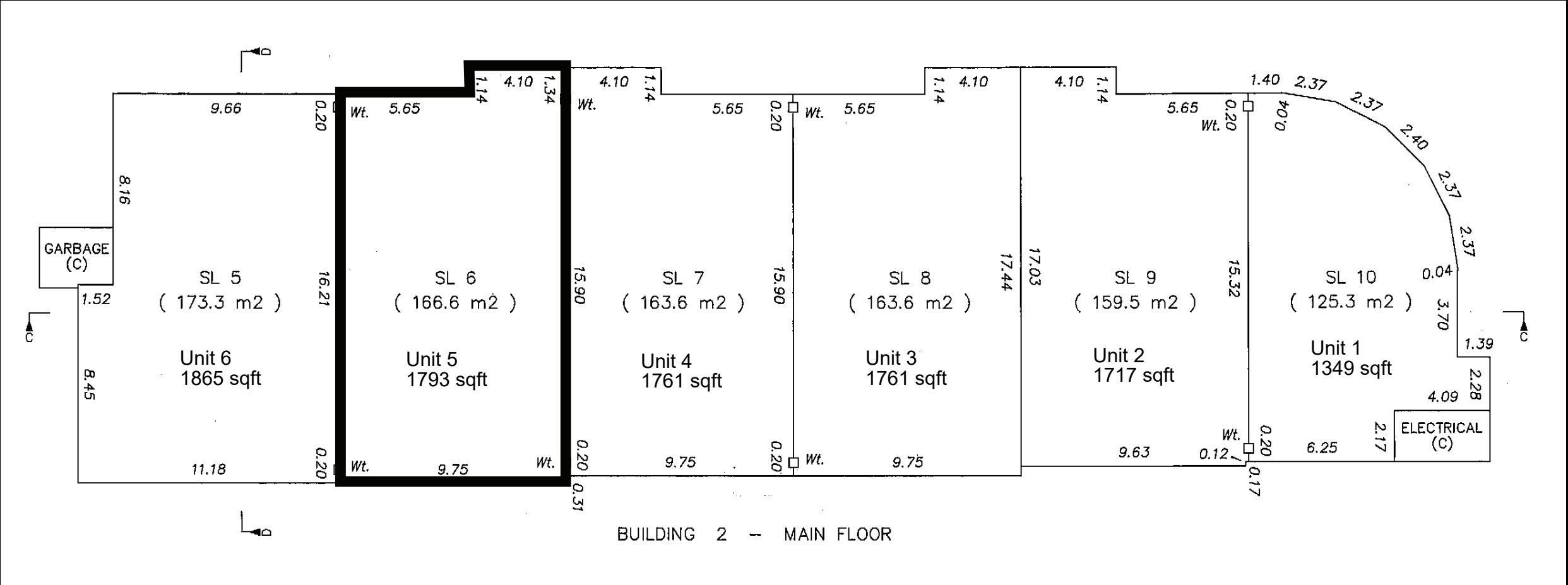


# UNIT 5



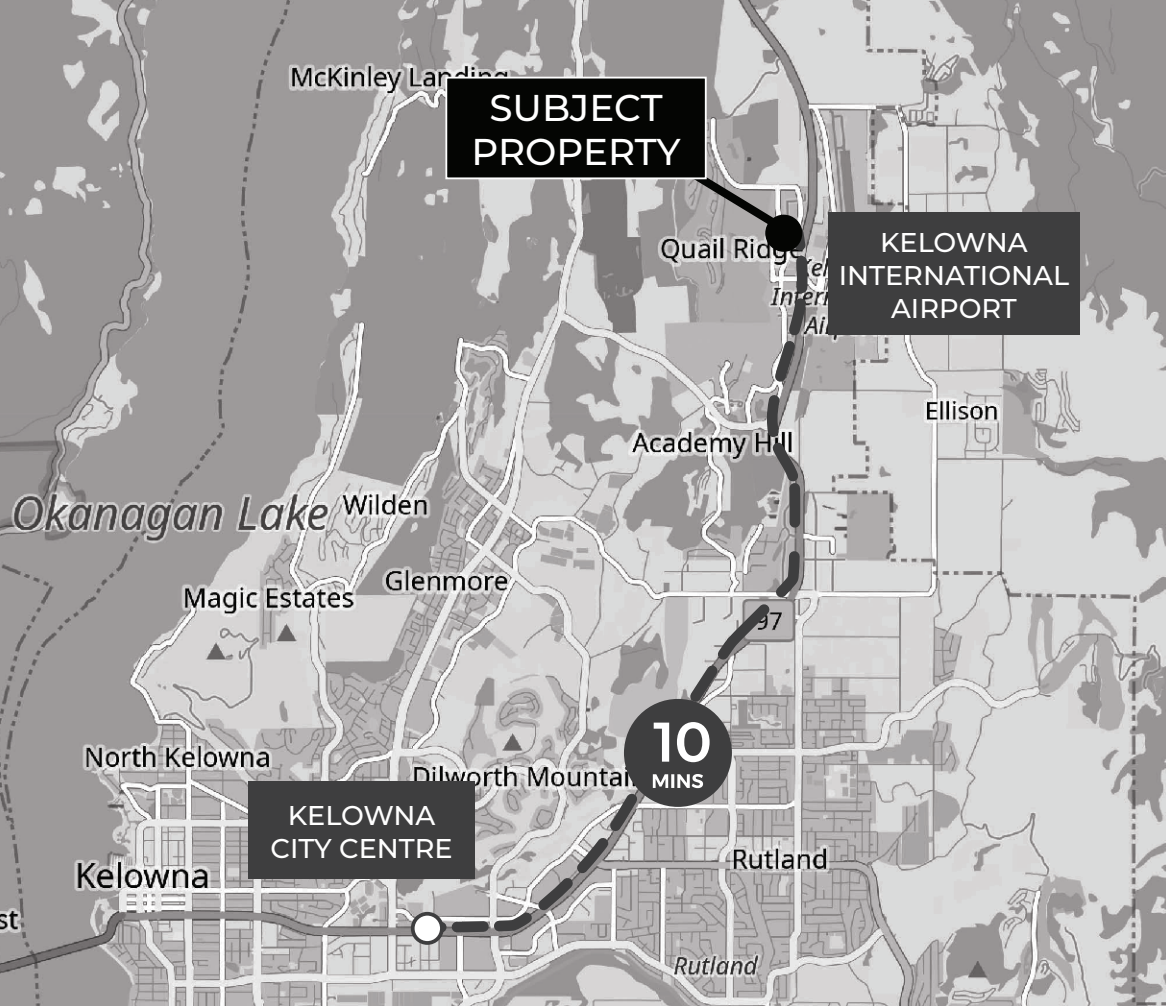


# BUILDING PLAN



# LOCATION OVERVIEW

Located at 1580 Innovation Drive in the Airport Business Park, this property boasts a prime location just off Highway 97. The Airport Business Park offers direct access to the Okanagan's main arterial routes, making transportation easy and convenient for businesses.





# CONTACT

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