

4 - 715 EVANS COURT, KELOWNA
MOVE-IN READY INDUSTRIAL UNIT WITH OFFICE SPACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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4 - 715 Evans Court, Kelowna



Move-in ready industrial unit with offices



Great central location with quick access to Hwy 97



Perfect for trades use or small business operators



Exterior signage opportunities

Salient Details

Unit	Leasable Area	Basic Rent	Add. Rent	Overhead Door*
4	± 1,342 SF	\$18.50/FT	\$6.80/FT	10FT X 10 FT

Parking	Zoning	Lease Expiry
On-site	I2 (Light Industrial)	February 28, 2027

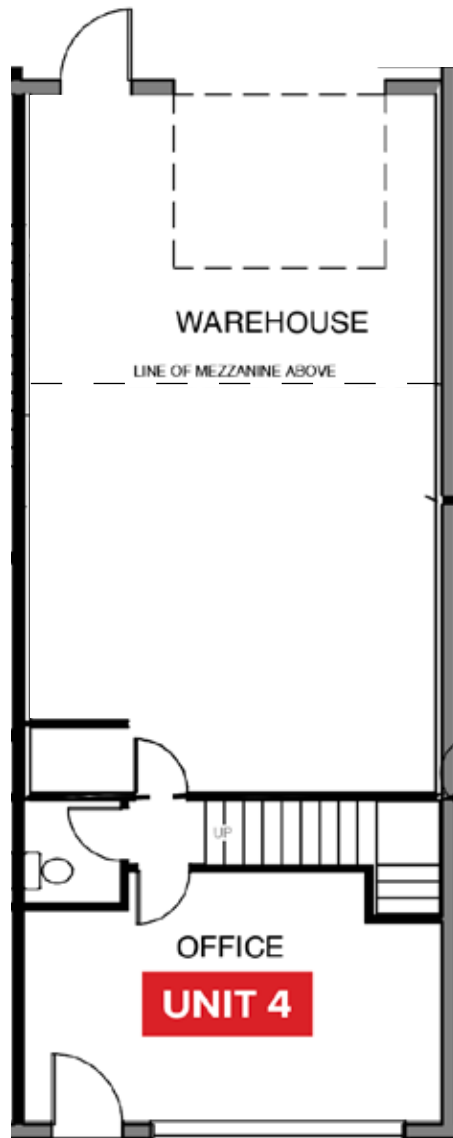
*Common area loading doors for Unit 4 and 5



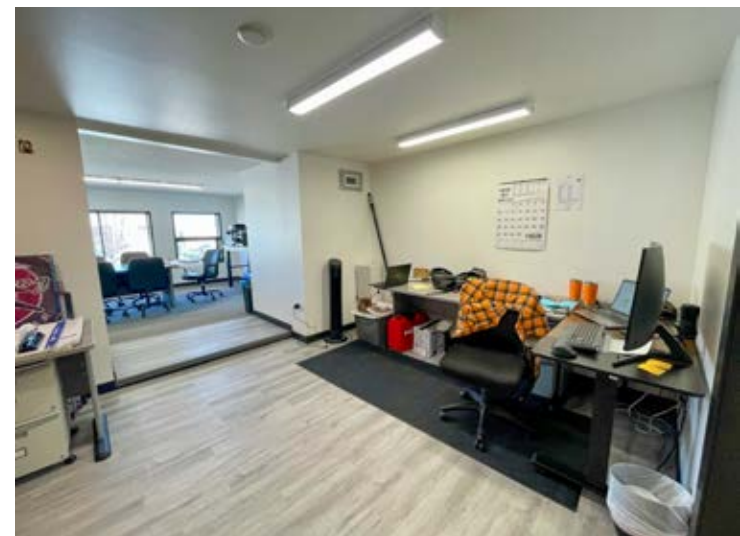
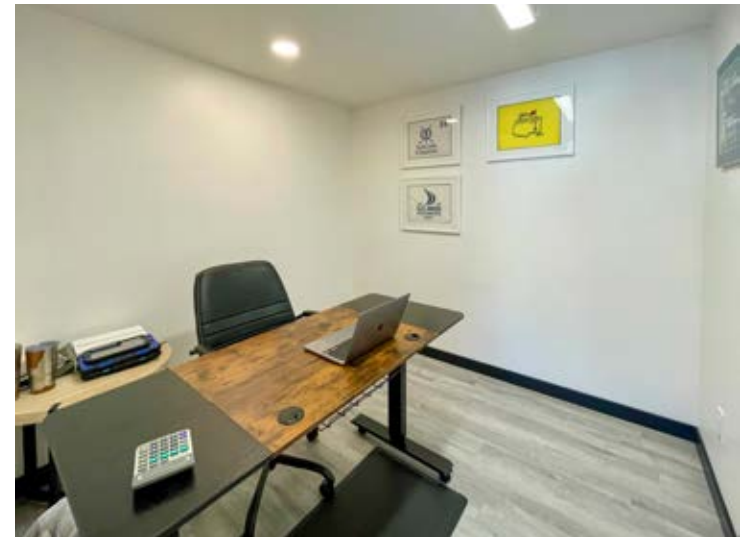
Flexible unit for your business

1,342 square feet of move-in ready industrial space with office available for sublease. This is a great opportunity for any business looking for functional small to medium size light industrial space in one of the most accessible areas in Kelowna. This unit comes with one 10 ft X 10 ft overhead door and there is the ability to install prominent exterior signage. This unit is available immediately.

Floorplan

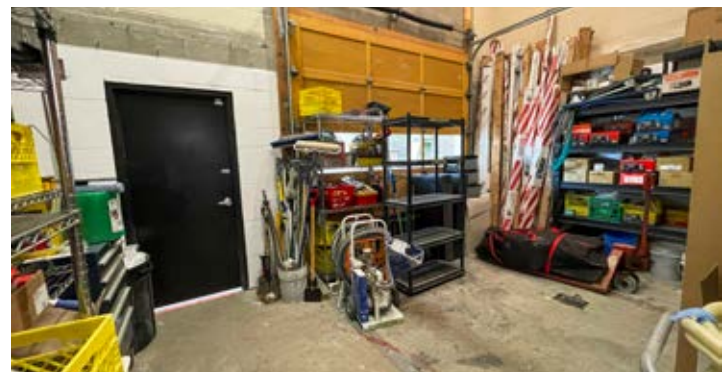
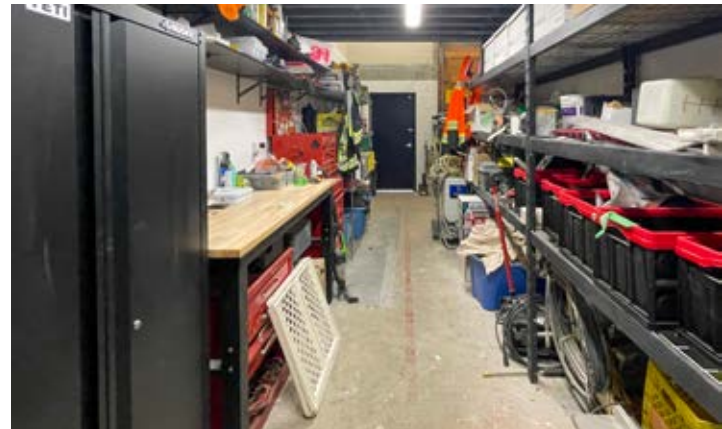


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





COMMON AREA LOADING DOORS FOR UNIT 4 AND 5







Minutes Away From Highway 97

The property is located just east of Highway 97, between McCurdy Corner and Reid's Corner. The property can be easily accessed by Highway 97 from Finns Road or Findlay Road. This central location makes it drivable and convenient for clients, visitors, and employees from all parts of the Central Okanagan.

For More Information, Contact

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**Centrally Located
to Service the Entire
Okanagan Valley**



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