



FOR SALE / LEASE

2638 Kyle Road, West Kelowna



DEVELOPED BY



MARKETED BY



**COLDWELL BANKER
HORIZON REALTY**



CBRE



KYLE ROAD

BUSINESS PARK

Kyle Road Business Park delivers an opportunity to secure premium industrial space in a strategic **West Kelowna** location. Designed to elevate both operations and long-term asset value, the development features a modern standalone building with high-spec finishes and a highly efficient layout. With **32' clear ceiling heights** and **both dock and grade loading**, the property is built to maximize functionality, streamline logistics, and support business growth for years to come.

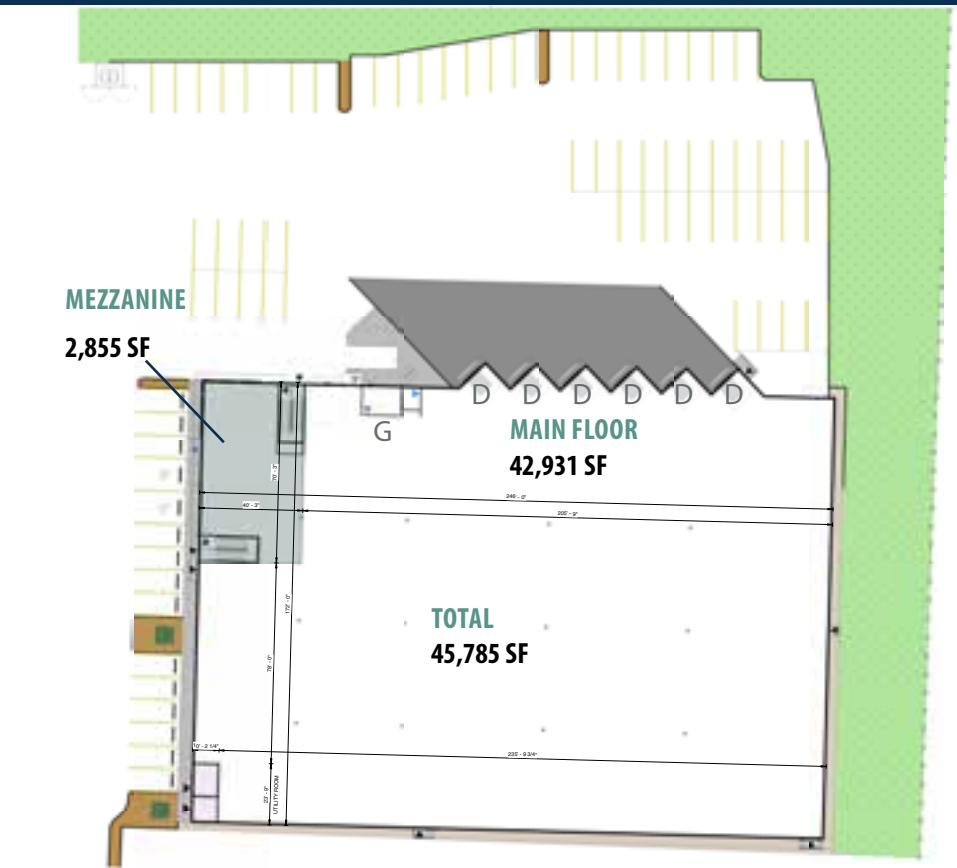


DESIGNED FOR SUCCESS

This modern light industrial building offers an ideal solution for businesses seeking efficient, flexible space in a highly accessible location. Available for lease or for sale, it is designed to support a wide range of uses including large format distribution. This building features contemporary construction, functional layouts, and practical loading capabilities that enhance day-to-day operations.



BRAND NEW INDUSTRIAL STANDALONE BUILDING
IMMEDIATE OCCUPANCY | 45,785 SF BUILDING





KYLE ROAD

BUSINESS PARK

TOTAL PROJECT SIZE
150,117 SF



BUILDING FEATURES



Lighting

ENERGY EFFICIENT
LED LIGHTING



Floor Load

GROUND FLOOR: 500LB/SF
MEZZANINE: 100 LB/SF



Construction

INSULATED
PRECAST CONCRETE
WALL PANELS



Dock Loading (1)

9' 2" X 10' ELECTRICALLY OPERATED
LOADING DOCK DOORS, WITH
A MANUAL HYDRAULIC DOCK
LEVELER, SEALS, & BUMPERS



Grade Loading (1)

12' X 14' GRADE LOAD
OVERHEAD DOORS
WITH 1HP MOTOR



Ceiling Height

32' CLEAR



Washroom

ACCESSIBLE
WASHROOM ON
GROUND FLOOR



Sprinklers

ESFR SPRINKLERS



Zoning

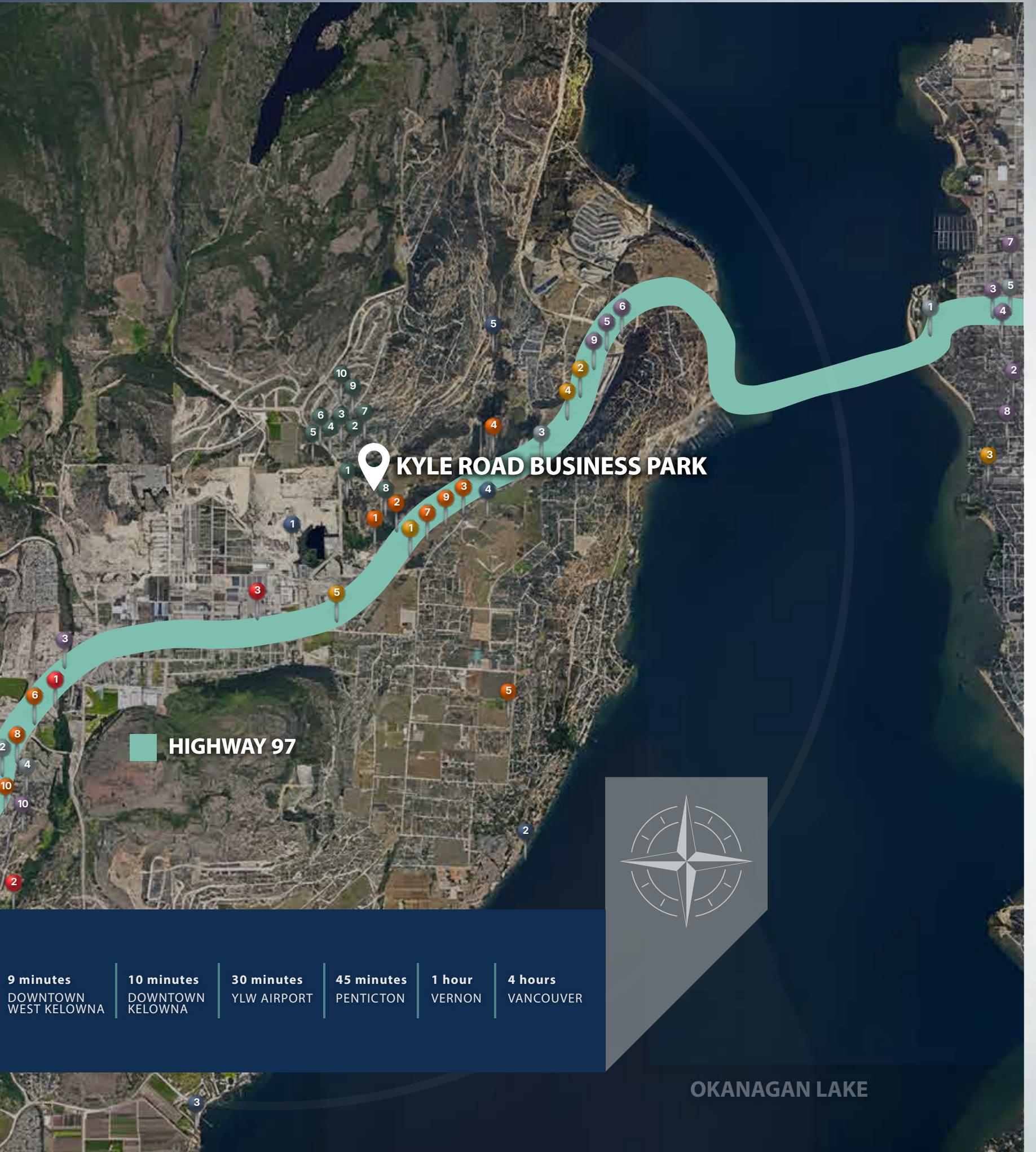
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POSITIONED FOR GROWTH

Strategically located near Highway 97 and surrounded by a strong business community, the property offers direct access to a major transportation corridor connecting regional and national distribution networks. Kyle Road Business Park is designed to accommodate large trailers and heavy-duty vehicles and provides the space and infrastructure required for efficient logistics, distribution, and transportation operations.



LOCATION & SURROUNDINGS



NEIGHBOURING BUSINESSES

- 1 TYTAN Storage
- 2 Bekins Moving & Storage Kelowna
- 3 PuroClean Restoration Kelowna
- 4 Precision Restorations Inc.
- 5 Stellar Craft Cabinetry Inc.
- 6 Next Level Graphics
- 7 LeafFilter Gutter Protection
- 8 Fraser Pacific Equipment (Wholesale Trailers)
- 9 First Response Fire Protection
- 10 Endura Paint

RESTAURANTS & FOOD

- 1 Pepper Pot Grill
- 2 Wok Inn 3
- 3 Jade Buffet West Kelowna
- 4 Bliss Bakery Kitchen
- 5 The Hatching Post Brewery & Smoker
- 6 Kekuli Café
- 7 Canadian 2 For 1 Pizza
- 8 Bamboo Chopsticks Vietnamese Restaurant
- 9 Asuki Sushi
- 10 Cherry Pit Restaurant

BANKS & ATMs

- 1 RBC Royal Bank
- 2 TD Canada Trust
- 3 CIBC Banking Centre
- 4 Scotiabank
- 5 Coast Capital Savings

GAS STATIONS & CONVENIENCE STORES

- 1 Petro-Canada
- 2 Shell
- 3 Chevron
- 4 Esso
- 5 Canco

RETAIL & SUPERMARKETS

- 1 Save-On-Foods
- 2 Walmart Supercentre
- 3 London Drugs
- 4 Superstore (Real Canadian Superstore)
- 5 Shoppers Drug Mart
- 6 Dollarama
- 7 Canadian Tire
- 8 Home Hardware
- 9 Okanagan Lake Shopping Centre
- 10 Westside Centre (Retail Plaza)

HOTEL & ACCOMMODATION

- 1 Super 8 by Wyndham West Kelowna
- 2 Fairfield Inn & Suites by Marriott West Kelowna
- 3 Lake Okanagan Resort

RECREATION / POINTS OF INTEREST

- 1 Shannon Lake Regional Park
- 2 Kalamoir Regional Park
- 3 Rotary Beach Park
- 4 Mount Boucherie Recreation Complex
- 5 West Kelowna Multi-Sport Centre

DEVELOPED BY



Lorval Developments is a real estate developer focused on exceptional quality and long-term value add. It is positioned to deliver best in class product across residential, commercial, and industrial markets. Lorval Developments has two offices, one in the Lower Mainland, and another in the Okanagan, ensuring all projects have a local management team, providing timely, on the ground response as needed.

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