KYLE ROAD
BUSINESS PARK

FOR SALE / LEASE

2638 Kyle Road, West Kelowna



DEVELOPED BY

LORVAL DEVELOPMENTS

MARKETED BY

COLDWELL BANKER HORIZON REALTY

ROYAL LEPAGE KELOWNA RLK COMMERCIAL

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.

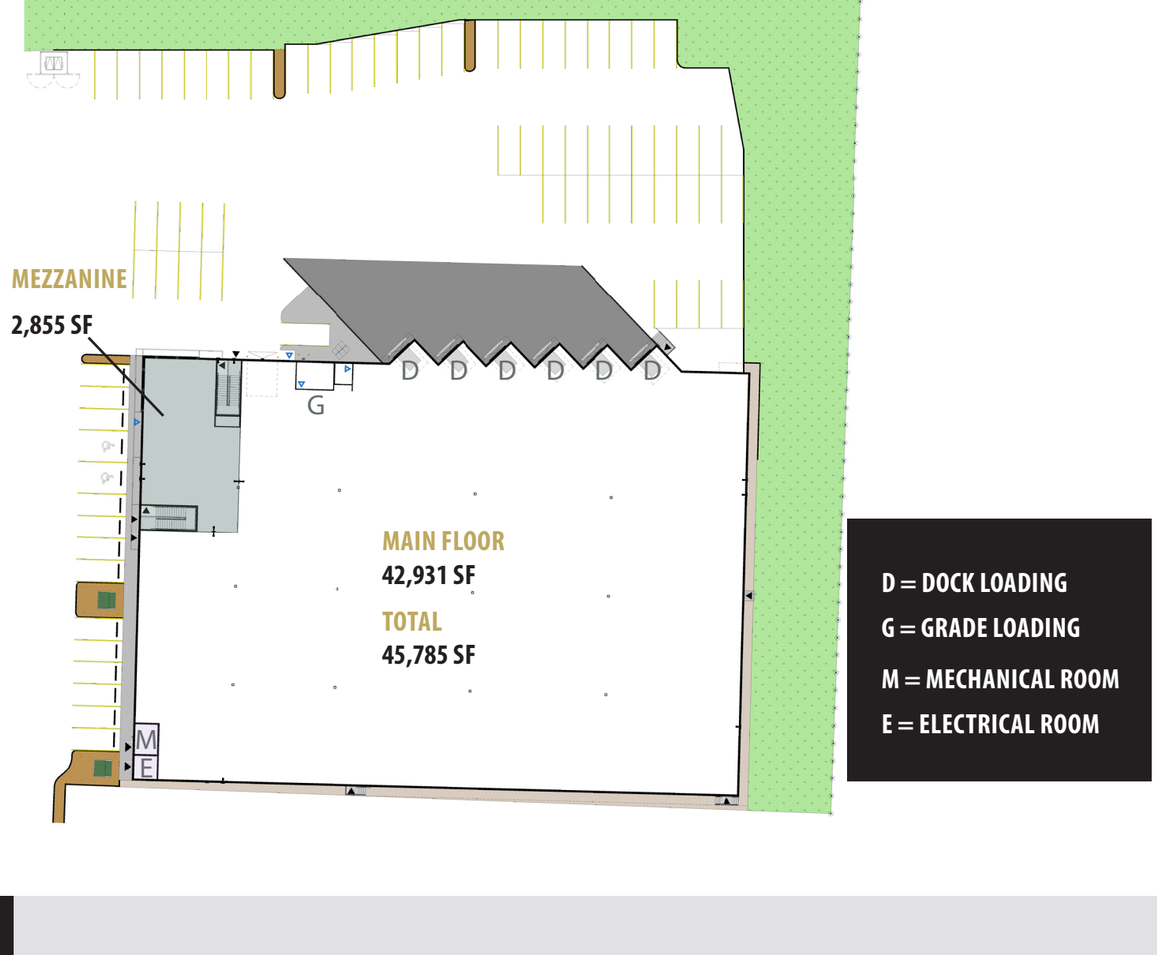






WEST KELOWNA'S PREMIER INDUSTRIAL STRATA OPPORTUNITY





D = DOCK LOADING
G = GRADE LOADING
M = MECHANICAL ROOM
E = ELECTRICAL ROOM

BUILDING FEATURES

Lighting
ENERGY EFFICIENT LED LIGHTING

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

Ceiling Height
32' CLEAR

Construction
INSULATED PRECAST CONCRETE WALL PANELS

Power
400-AMP/600 VOLT/3-PHASE ELECTRICAL SERVICE

Washroom
ACCESSIBLE WASHROOM ON GROUND FLOOR

Grade Loading (1)
12' X 14' GRADE LOAD OVERHEAD DOORS WITH 1HP MOTOR

Dock Loading (6)
9' 2" X 10' ELECTRICALLY OPERATED LOADING DOCK DOORS, WITH A MANUAL HYDRAULIC DOCK LEVELER, SEALS, & BUMPERS

Sprinklers
ESFR SPRINKLERS

Zoning
I1

CONTACT US FOR PRICING

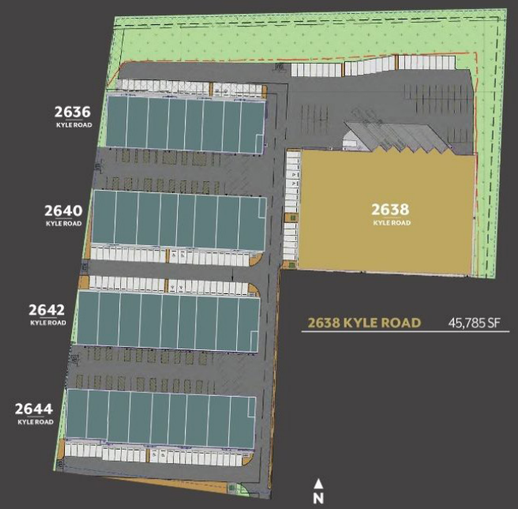
POSITIONED FOR GROWTH

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.



KYLE ROAD BUSINESS PARK

TOTAL PROJECT SIZE
150,117 SF



2638 KYLE ROAD 45,785 SF

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.

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

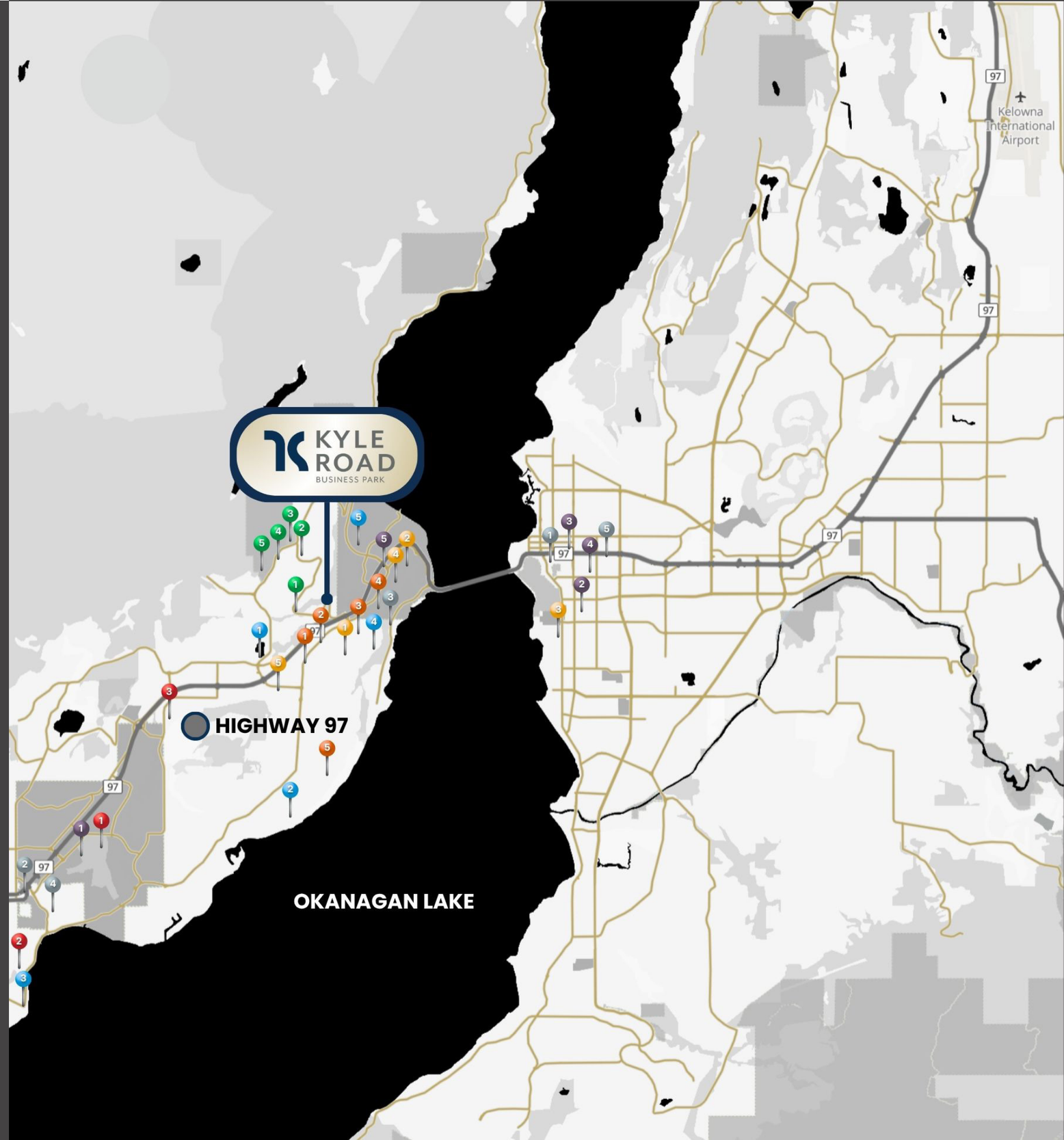
BANKS & ATMs
1. RBC Royal Bank
2. TD Canada Trust
3. CIBC Banking Centre
4. Scotiabank
5. Coast Capital Savings

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

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

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

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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