



## STEFANI LEA

COMMERCIAL REAL ESTATE



# FOR LEASE

**108 - 210 Lougheed  
Road  
Kelowna, BC**

**\$16.00psf**

Plus additional rent

\$4,700 per month plus GST and Utilities

2,400sf Ground Floor Concrete  
Industrial Strata Unit centrally located  
near Adams Road.

Open warehouse ground floor unit with  
potential to build out office  
space/reception. Three Phase 200 Amp  
Power, 12x14 overhead door and  
washroom.

I-1 zoning allows for many uses.



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## FEATURES

### OFFERING:

Ground Floor Industrial Strata unit in central location.

### AREA:

2,400sf Main Floor Warehouse  
30' Wide by 80' Long

### DETAILS:

Four parking stalls  
12x14 OH Door  
3 phase 200 amp

### ZONING:

II - Business Industrial (City of Kelowna)

### ADDITIONAL RENT:

Estimated at \$7.50psf (2025)

## CONTACT



**Stefani Lea BBA**  
Commercial Real Estate Agent

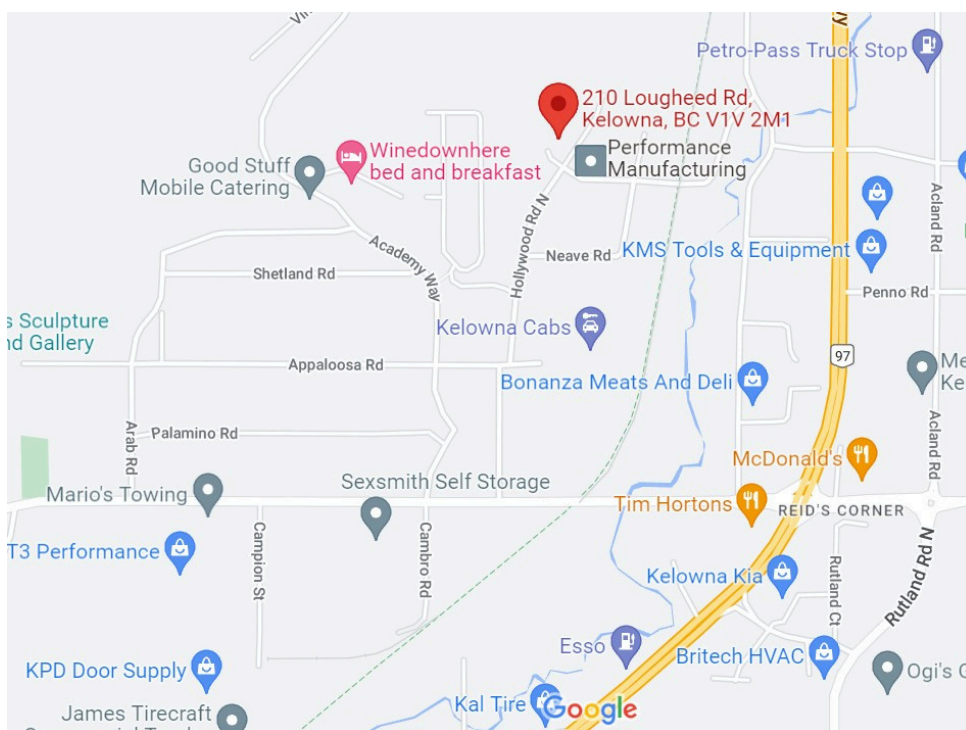
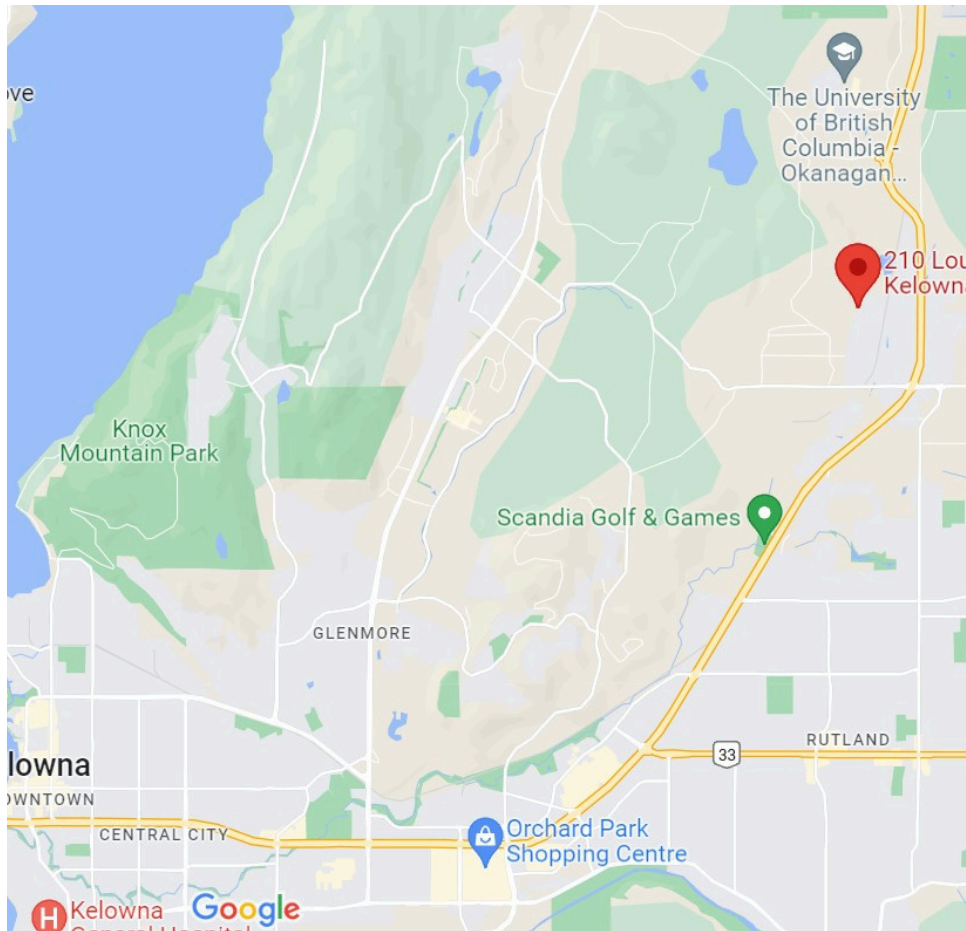
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# Location



## 14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones																					
		(P <sup>1</sup> Principal Use, S <sup>2</sup> Secondary Use, N <sup>3</sup> Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	n/a	n/a	
3	Alcohol Production Facilities	-	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
6	Apartment Housing	P <sup>6</sup>	P <sup>6</sup>	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
11	Boat Storage	-	-	-	S <sup>13</sup>	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	-	-	-	P	-	S	-	S	S	P	-	-	
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-	
17	Commercial Storage	-	P	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-	
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	-	
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P <sup>2</sup>	P	
22	Drive Throughs	-	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	

## Section 14 – Core Area and Other Zones

		Definitions										Core Area and Other Zones					
		Single & Two Dwelling Zones					Multi-Dwelling Zones										
Uses	A1 Regs	Uses	Regs	Sub	Regs	Uses	Uses	Regs	Density	Uses	Regs	Health	Ind	Health	Density		

Section 14.9 – Principal and Secondary Land Uses

Uses	Zones																					
	(P' Principal Use, 'S' Secondary Use, 'N' Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23 Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	S	S	P	-	-
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27 Food Primary Establishment	P <sup>5</sup>	P	P	P	P	P	P	P	P	P <sup>5</sup>	P <sup>5</sup>	-	-	P	-	P	-	S	S <sup>7</sup>	S <sup>8</sup>	-	S <sup>9</sup>
28 Gaming Facilities	-	-	-	-	P <sup>8</sup>	P <sup>8</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Gas Bar	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>	-	-	-	-	-	-	-	-	-	-	-
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S <sup>3</sup>	-	P	-	-
34 Home-Based Business, Major	-	-	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	-	-	-	-	-	-	-	-	-	-	S <sup>10</sup>	-	-
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Liquor Primary Establishment	P <sup>4,5</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>	P <sup>5</sup>	-	-	S <sup>4</sup>	-	S <sup>4</sup>	-	S <sup>4</sup>	-	-	-	S <sup>4,5</sup>
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44 Offices	P <sup>6</sup>	P <sup>6</sup>	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46 Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones									
Agriculture & Rural Zones					Multi-Dwelling Zones				
Uses	Reg's	Uses	Sub	Reg's	Uses	Reg's	Density	Uses	Density



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Uses		Zones																					
		(P' Principal Use, 'S' Secondary Use, 'N' Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	B3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S <sup>3</sup>	S <sup>5</sup>	-	S <sup>5</sup>	S <sup>5</sup>
58	Retail Cannabis Sales	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>	-	-	-	-	-	-	-	-	-	-	-
59	Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
61	Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-	-
63	Stacked Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-	-	-	-	-	-	-	-	-	P	-	-
64	Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-	-	-	-	-	-	-	-	-	P	-	-
65	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-
66	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

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Agriculture & Rural Zones																			