



STEFANI LEA

COMMERCIAL REAL ESTATE



FOR LEASE

110 - 210 Lougheed Rd
Kelowna, BC

\$17.50psf

Plus additional rent
\$5,125.50 per month plus GST and
Utilities

Concrete Industrial Strata Unit centrally located near Adams Road.

2,412sf main floor warehouse with a reception area and washroom. 12 x 14' grade level door with three phase 200amp power and four dedicated parking stalls.

I-1 Business industrial zoning allows for many uses.



FEATURES

OFFERING:

Ground Floor Industrial Strata unit in central location.

AREA:

2,412sf 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 \$8.00psf (2026)

CONTACT



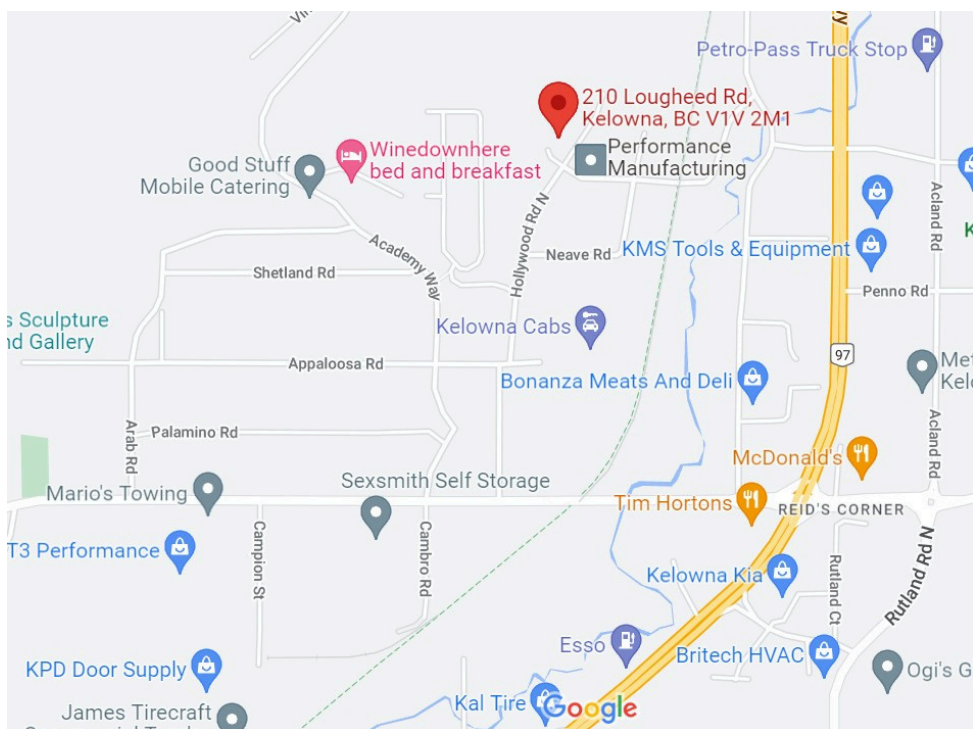
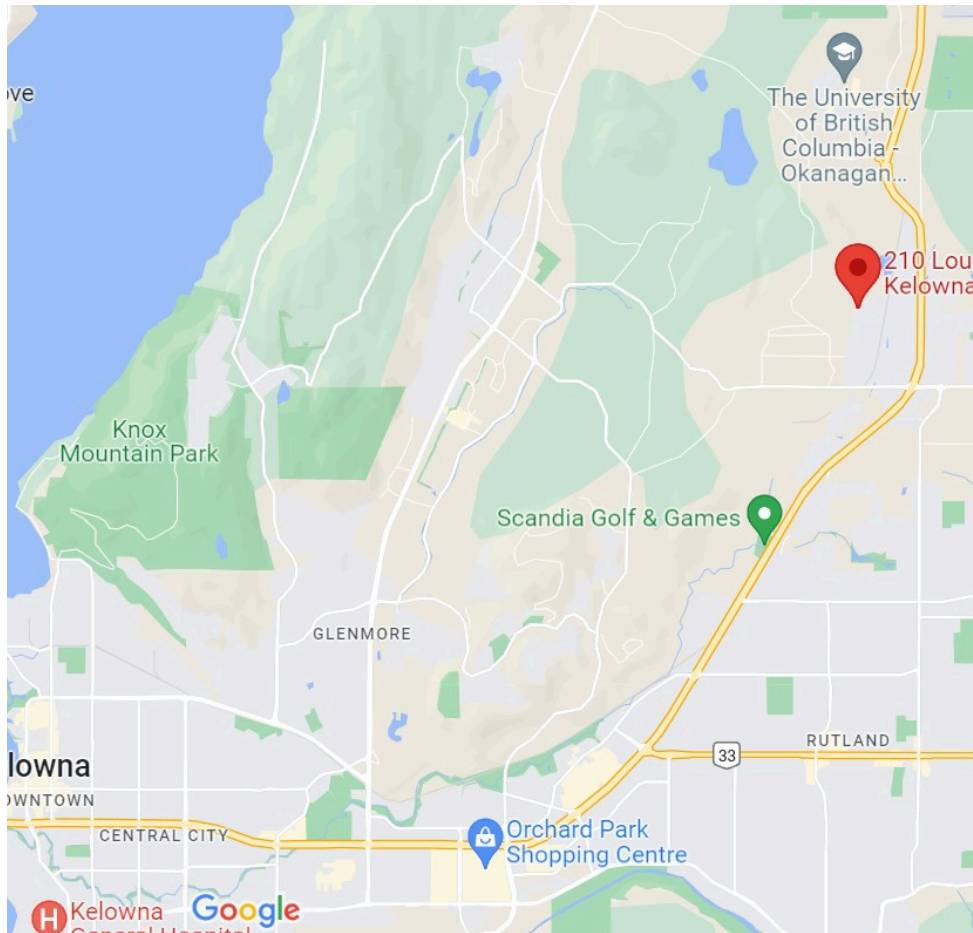
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Location



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 ¹ Principal Use, S ² Secondary Use, N ³ 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 ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	
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 ⁶	P ⁶	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 ¹³	-	-	-	-	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	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 ²	
22	Drive Throughs		-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	-	-	-	-	-	-	-	-	-	-	-	-	

Section 14 – Core Area and Other Zones

SECTION 2.1. CONCEPTS AND DEFINITIONS															
Agriculture & Rural Zones				Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones											
				Single & Two Dwelling Zones				Multi-Dwelling Zones				Core Area and Other Zones			
Uses	All Uses	Regs		Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	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	I3	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P ⁸	P	P	P	P	P	P	P	P	P ⁸	P ⁸	-	P	P	-	P	-	S	S ⁷	S ⁸	-	S ⁸
28	Gaming Facilities	-	-	-	-	P ⁸	P ⁸	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P ¹²	P ¹²	-	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	-	P ¹²	-	-	-	-	-	-	-	-	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	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 ³	-	P	P	-	-
34	Home-Based Business, Major	-	-	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	-	-	-	-	-	-	-	-	-	-	S ¹⁰	-	-
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 ^{4,5}	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁵	P ⁵	-	S ⁴	-	S ⁴	-	S ⁴	-	-	-	-	S ^{4,5}
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	P	-	-	-	-	S	-	-	-	-
44	Offices	P ⁶	P ⁶	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

Uses		Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones									
		Single & Two Dwelling Zones					Multi-Dwelling Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	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	I3	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	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 ³	S	S ⁵	-	S ⁵
58	Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹	-	-	-	-	-	-	-	-	-	-	-
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 ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	P	-	-
64	Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	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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