

# JIM BAILEY

## INDUSTRIAL CENTRE



### INDUSTRIAL UNITS FOR SALE

8750 JIM BAILEY CRESCENT, KELOWNA, BC

17 UNITS FROM 1,800 - 35,596 SF

STEVE LAURSEN  
PERSONAL REAL ESTATE CORPORATION  
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



## THE OPPORTUNITY

The Jim Bailey Industrial Centre offers an exceptional opportunity to purchase flexible and functional space for business and personal use in the Kelowna North Industrial area. The development will offer spaces ranging from 1,800 square feet to a total 35,596 square feet.

**JIM BAILEY**  
**INDUSTRIAL** CENTRE

## PROPERTY DETAILS

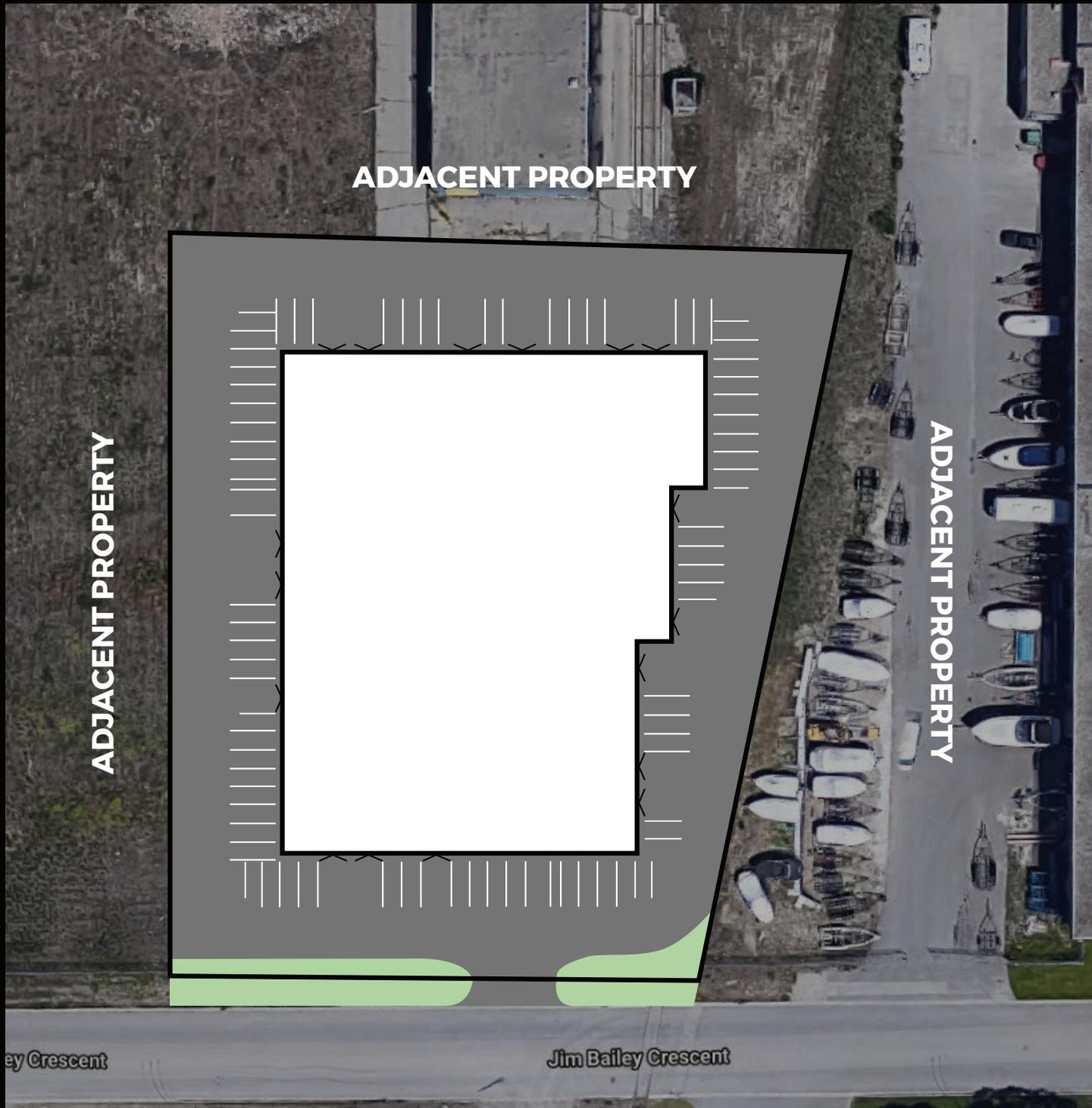
 **MUNICIPAL ADDRESS**  
8750 Jim Bailey Crescent,  
Kelowna, BC

 **BUILDING SIZE**  
17 Commercial Flex units  
from 1,800 - 35,596 SF  
Total building size: 35,596 SF

 **ZONING**  
I3

 **DRIVE TIMES**  
3 minutes to Highway 97  
7 minutes to Kelowna  
International Airport

 **POSSESSION**  
Q4 2021



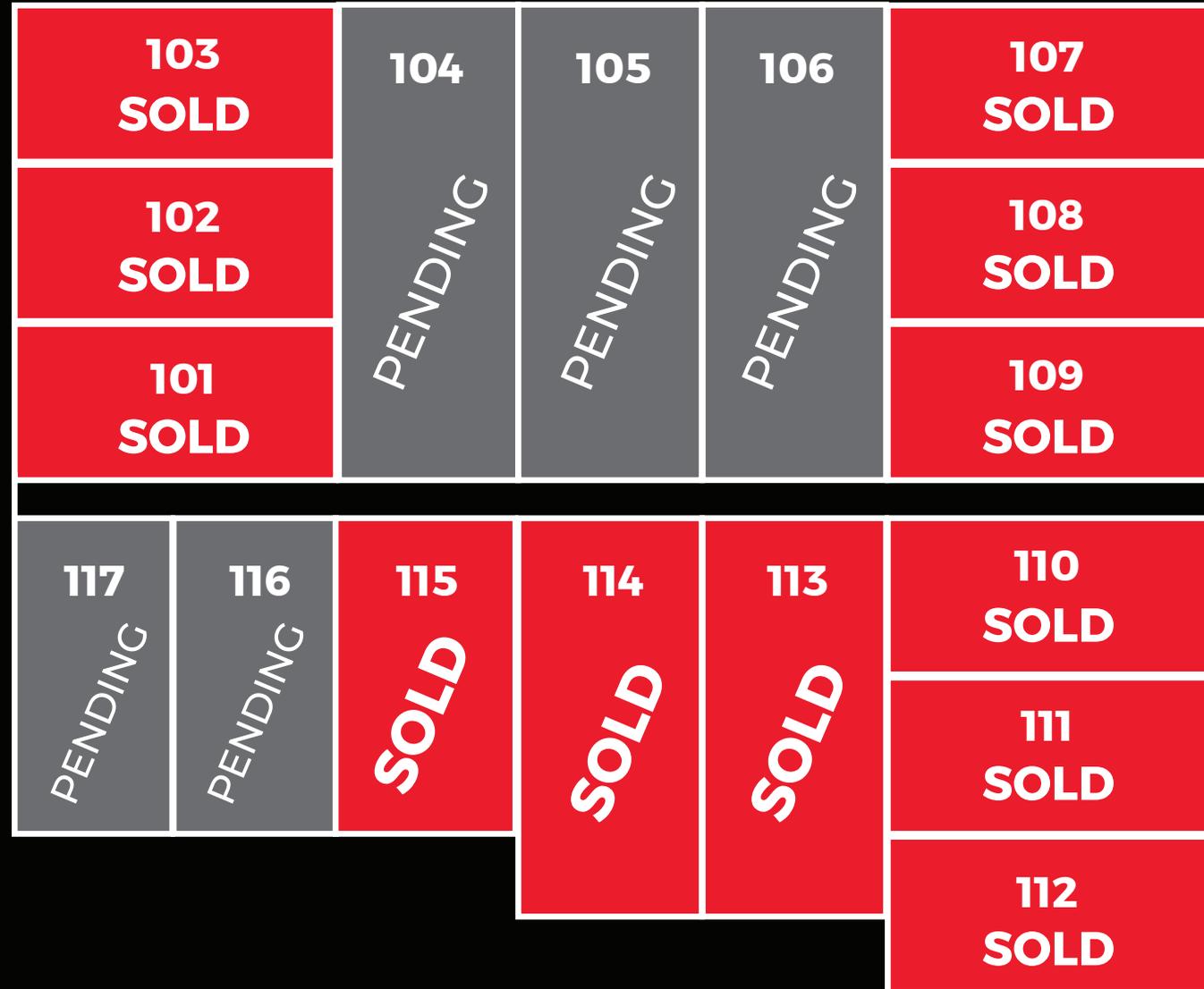
## FEATURES

- 26'6 clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 14' (H) x 12' OH doors
- 300 lb psf load capacity on the main floor
- Parking: Minimum 2 stalls per unit
- Rough in plumbing for future washrooms provided
- Possession Q4 2021

# FLOOR PLAN

Unit	Sq.ft	Price
101	1,800	<b>SOLD</b>
102	1,800	<b>SOLD</b>
103	1,800	<b>SOLD</b>
104	3,040	PENDING
105	3,040	PENDING
106	3,040	PENDING
107	1,800	<b>SOLD</b>
108	1,800	<b>SOLD</b>
109	1,800	<b>SOLD</b>
110	1,800	<b>SOLD</b>
111	1,800	<b>SOLD</b>
112	1,806	<b>SOLD</b>
113	2,530	<b>SOLD</b>
114	2,536	<b>SOLD</b>
115	2,020	<b>SOLD</b>
116	1,760	PENDING
117	3,184	PENDING

FRONT  
ENTRANCE

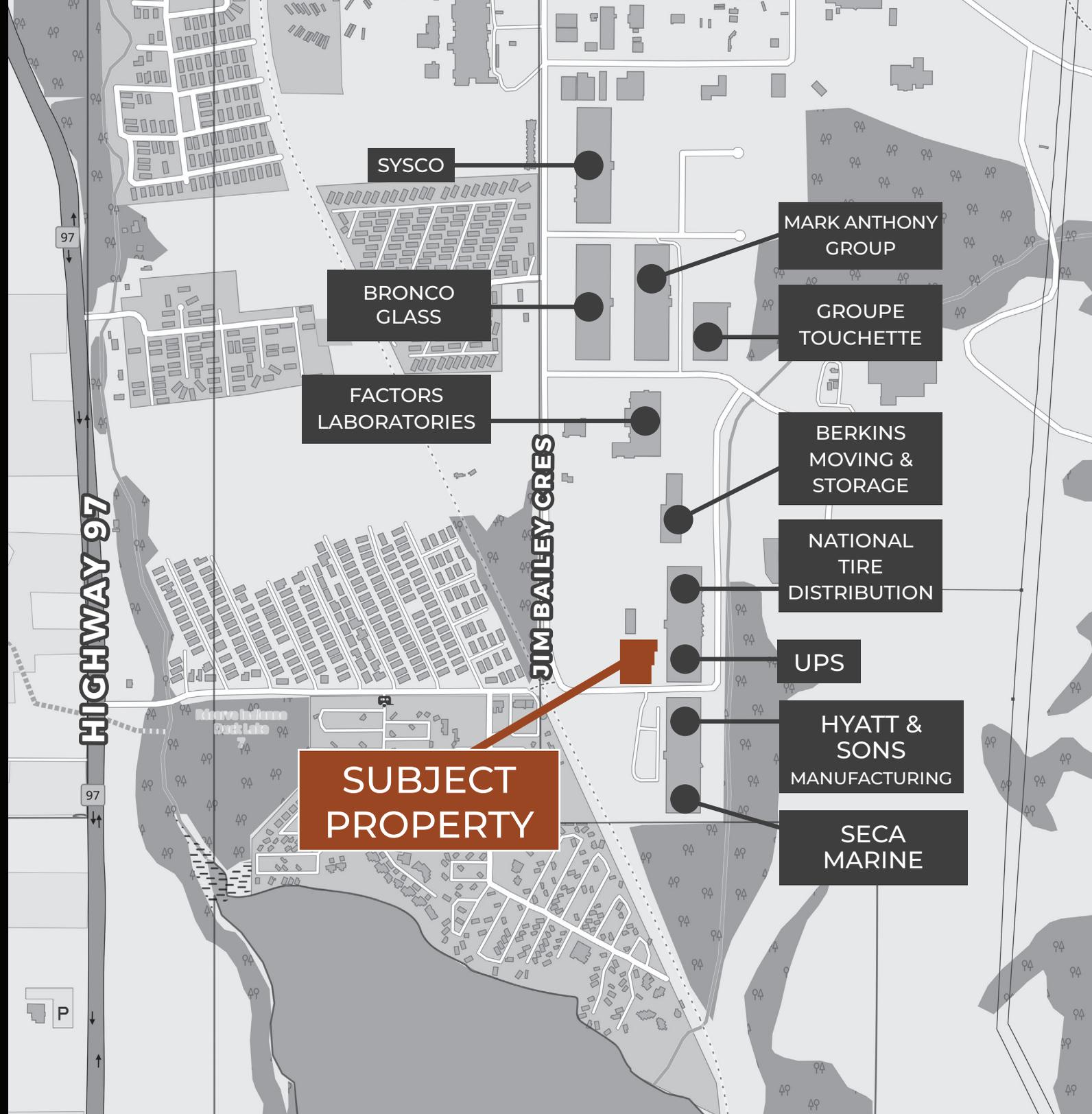


Updated September 8, 2021



## LOCATION OVERVIEW

The Kelowna North Industrial Park, previously known for the Hiram Walker distillery and manufacturing area, is one of the fastest growing industrial parks in the Okanagan. With easy access to Highway 97 this area is providing local and national business' operators an opportunity to service the Central and North Okanagan markets with ease.



# CONTACT

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**INDUSTRIAL**  
**CENTRE**

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