



Robert Mistal

Realtor - Royal LePage Kelowna
RESIDENTIAL & COMMERCIAL PROPERTIES

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Client Full w/ photos

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#1-4 128-158 Penno Road, Kelowna, V1W 3L2

MLS® #: **10016290** Status: **Active** Trans Typ: **For Lease** Price: **\$14.00**
Zone: **Central Okanagan** Sub-Area: **RN - Rutland North** ADOM: **71**
PID: **001-862-391**



General Information

Type: **Commercial**
Complex: **KMS Tools**
Class: **Warehouse**

Use: **Warehouse**
Yr Built: **2010**
Yr Blt Dsc: **Under Construction**
Info Pack: **Yes**
Prc Unit:
Fn Smts Avl:
Investment A: **No**
Wtr Infl:
View:

Lot Information

Frontage:
Depth:
Irregular:
Ttl Rd Frnt:
Acres: **1.25**
Man Dev Prm: **N/A**

Layout

Units:
Storeys: **1**
Bld Area: **8000**
Ttl Lse FA: **8000**
St Unit Ar:
Sprinkl: **Yes**
Smk/Ht:
Security:
Ceil Min: **20**
Capacity:

Features

Bylaw Avl:
Out Area:
Storm:
Water: **Municipal**
Sewage: **Sewer**
Construct: **Concrete Precast**
Roof: **Tar and Gravel**
Exterior: **Concrete**
Eqp/App: **Store Front**
Flooring: **Flooring Concrete**
Site Infl: **Airport Nearby, Corner Site, High Traffic Area, Highway Access**
Heat Cost: Power: **Three Phase**
Elevators: **No Elevators** Pets Allow:
Sgn/Cnpy: **Included**
Heat: **Radiant (Floor/Ceiling)**
Fuel: **Natural Gas**

Parking Docks and Doors

Parking
Secure: # Cover: On-Site: **Yes**
UG: # Visitor: Reserve:
Open: # RV: Rsv Spcs:
Ttl Spcs:
Doors & Docks
Ceil H: **20.00** # OH Dr: **1** # OH Dr 2:
Dcks: **1** Hgt Drs: H of Drs 2:
Load: **At Grade** Wgt Drs: W of Drs 2:
L Dsc: **Exclusive**

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes:
Title Held: **Freehold** Terms Sale: Stat Tax: **To Be Assessed** Tax Yr:
Court Sale: Imprv: Lnd Asmnt: Ttl Mth Inc:
Exp Ratio: Trades: Ttl Asmnt:
Legal Dsc: **Lot A, Plan 4784 & 16931, DL 123, ODYD.**

Sqft Information

Type	Ground	Mezzan	Other	Type	Ground	Mezzan	Other	Type	Ground	Mezzan	Other
Industrial	8000										

Remarks

Pub Rmks: **New Warehouse units under construction, home of new KMS Tools, prime Hwy 97 exposure at Penno Rd, from 2000 to 8000 sq/ft for lease, ready March 2011, tilt-up, overhead doors, parking, radiant heat, bldg of 25,000 sq/ft, plans avail.**



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