

APPALOOSA

INDUSTRIAL • PARK • • • KELOWNA

KELOWNA'S NEW BENCHMARK FOR INDUSTRIAL OWNERSHIP

3169 & 3179 APPALOOSA ROAD • KELOWNA, BC

FOR SALE & LEASE

DEVELOPED BY

Candel
GROUP

MARKETING BY

kenzie
MARKETING

SALES BY

ROYAL LEPAGE
KELOWNA



INDUSTRIAL OWNERSHIP, ELEVATED.

Appaloosa is a boutique collection of 17 premium industrial strata units designed for businesses seeking functionality, flexibility, and long-term value. Featuring modern architecture, efficient floorplans, mezzanine office opportunities, generous parking, and secure site access, Appaloosa offers an ownership opportunity that stands apart from traditional industrial developments. Whether you're expanding your operations, relocating your business, or investing in industrial real estate, Appaloosa has been designed to support your future growth.

BUILDING SPECIFICATIONS

BUILDING TYPE

Light Industrial

CONSTRUCTION

Tilt-Up Concrete

CLEAR HEIGHT

Approx. 26'

LOADING DOORS

12' x 14' Insulated

Overhead Doors

FLOOR LOAD CAPACITY

300 PSF

ELECTRICAL SERVICE

200A, 120/208V, 3-Phase

PARKING

3-4 Stalls per Unit

SPRINKLERS

Fully Sprinklered

ROOFING

TPO Roof System with

R30 Insulation

FEATURES

STRUCTURE & ENVELOPE

- Two-storey construction with concrete foundations
- Painted tilt-up exterior concrete walls with R20 insulation
- Decorative metal hoods at building front
- Pre-finished thermally broken glazing systems
- Automatically operated overhead loading doors – R16 insulated
- Exterior walls receive a painted finish (colours as determined by vendor); interior face may have natural surface variation from tilt-up construction
- TPO roofing system over R30 insulation

FLOORS, WALLS & CEILINGS

- Ground floor loading capacity: 300 psf; concrete slab-on-grade
- Warehouse clear height: approximately 26'0" to underside of steel joists
- Demising walls: full-height fire-rated gypsum wallboard over insulated steel studs, or full-height concrete, or a combination
- Washroom walls constructed with steel studs and gypsum board — taped, filled, sanded, and ready for primer and paint by purchaser

DOORS, WINDOWS & PARKING

- Entry doors and windows: pre-finished thermally broken aluminum frames with double-glazed vision panels
- 12'0" x 14'0" insulated (R16) overhead door, including electric operator
- Washroom doors: solid core or pressed metal with standard privacy hardware
- 3-4 parking stalls per unit depending on unit size

ELECTRICAL, TELEPHONE & DATA

- 200A, 120/208-volt, three-phase electrical panel with step-down transformer
- One duplex outlet provided adjacent to each electrical panel
- Two empty conduits with pull string from electrical room to demarcation point for telephone
- Telephone and data cabling from the main telecom room to the purchaser's space is at the purchaser's cost

- LED lighting installed throughout warehouse to BC Building Code (2024) minimums
- Additional lighting beyond code minimums is the purchaser's responsibility
- Life safety systems (exit signs, etc.) provided on an open-plan basis per BC Building Code (2024)

HEATING & COOLING

- Gas-fired unit heater
- Ceiling fan provided to assist air circulation in the warehouse area
- RTU structural roof frames installed; roof curb and RTU to be installed by purchaser

PLUMBING & HOT WATER

- Main floor washroom includes: toilet, wall-hung sink, mirror, toilet paper dispenser, and grab bars
- Two-gallon electric hot water heater in ceiling space for domestic hot water supply

SPRINKLERS & FIRE SEPARATIONS

- Building fully sprinklered per BC Building Code (2024)
- Sprinkler system designed to support 20' racking on an open floor plan
- Higher-occupancy or specialized uses may require additional fire protection measures at the purchaser's cost
- Purchaser must use the base building sprinkler contractor to maintain the one-year warranty
- Floors and interior walls carry fire resistance ratings as required by BC Building Code (2012)

CHANGES TO BUILDING

- Purchaser-requested changes considered at vendor's sole discretion with no impact to construction schedule
- All changes must be approved before construction commences — no requests accepted once construction has started
- Structural, mechanical, or electrical changes must be constructed by the vendor's trades at the purchaser's cost
- All changes subject to a 20% administration fee payable to the vendor

SITE PLAN

3179 BUILDING A



3169 BUILDING B



OWNERSHIP OPPORTUNITIES AVAILABLE

Appaloosa offers a variety of unit sizes and ownership opportunities to accommodate a broad range of business needs. From individual strata units to larger combined configurations, purchasers can select the space that best aligns with their operational requirements and future growth plans.

SALES PRICING

BUILDING A 3179 APPALOOSA ROAD	UNIT	MAIN FLOOR (SQ.FT)	MEZZANINE (SQ.FT)	TOTAL SIZE (SQ.FT)	STATUS	PRICE	\$/SQ.FT
	01	3,812	1,339	5,151	Active	\$1,809,900	\$351
	02	2,056	659	2,715	SOLD	-	-
	03	2,056	659	2,715	Active	\$959,900	\$354
	04	2,056	659	2,715	Active	\$959,900	\$354
	05	2,056	659	2,715	Active	\$959,900	\$354
	06	1,791	574	2,365	SOLD	-	-
	07	1,791	574	2,365	SOLD	-	-
	08	1,791	574	2,365	SOLD	-	-

BUILDING B 3169 APPALOOSA ROAD	UNIT	MAIN FLOOR (SQ.FT)	MEZZANINE (SQ.FT)	TOTAL SIZE (SQ.FT)	STATUS	PRICE	\$/SQ.FT
	01	3,812	1,370	5,182	Active	\$1,829,900	\$353
	02	2,056	674	2,730	Active	\$959,900	\$352
	03	2,056	674	2,730	Active	\$959,900	\$352
	04	2,056	674	2,730	Active	\$959,900	\$352
	05	2,056	674	2,730	Active	\$959,900	\$352
	06	1,658	544	2,202	Active	\$774,900	\$352
	07	1,658	544	2,202	Active	\$774,900	\$352
	08	1,658	544	2,202	SOLD	-	-

LEASING PRICING

BUILDING A 3179 APPALOOSA ROAD	UNIT	MAIN FLOOR (SQ.FT)	MEZZANINE (SQ.FT)	TOTAL SIZE (SQ.FT)	BASE RENT
	01	3,812	1,339	5,151	Upon Request*
	02	-	-	-	-
	03	2,056	659	2,715	Upon Request*
	04	2,056	659	2,715	Upon Request*
	05	2,056	659	2,715	Upon Request*
	06	-	-	-	-
	07	-	-	-	-
	08	-	-	-	-

*STARTING FROM \$15.75

BUILDING B 3169 APPALOOSA ROAD	UNIT	MAIN FLOOR (SQ.FT)	MEZZANINE (SQ.FT)	TOTAL SIZE (SQ.FT)	BASE RENT
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	09	-	-	-	-

*STARTING FROM \$15.75

POSITIONED IN ONE OF CANADA'S MOST DYNAMIC GROWTH MARKETS

KELOWNA HAS EMERGED AS ONE OF CANADA'S MOST DESIRABLE MID-SIZED CITIES, COMBINING SUSTAINED POPULATION GROWTH, A DIVERSIFYING ECONOMY, AND AN EXCEPTIONAL QUALITY OF LIFE.

QUICK STATS

254,000+

Metro Population

#1

Largest City
in BC's Interior

45,000+

New Residents Forecast
Over the Next 20 Years

LOCATION



Kelowna has emerged as one of Canada's most desirable mid-sized cities, combining sustained population growth, a diversifying economy, and an exceptional quality of life. As the largest city in British Columbia's Interior, Kelowna serves as the region's economic, commercial, and transportation hub. Appaloosa is strategically positioned within this thriving market, providing businesses with direct access to major transportation routes, a growing labour force, and the infrastructure needed to support long-term success.



REGIONAL AMENITIES

BUSINESS MEETS LIFESTYLE

Kelowna offers a rare combination of economic opportunity and lifestyle advantages. Home to Kelowna International Airport, UBC Okanagan, world-renowned wineries, and four-season recreation, the region continues to attract entrepreneurs, skilled trades, professionals, and growing businesses from across Canada. With more than 2,000 hours of sunshine annually and access to lakes, mountains, golf courses, ski resorts, and extensive trail networks, the Okanagan provides an environment where businesses and people can thrive.

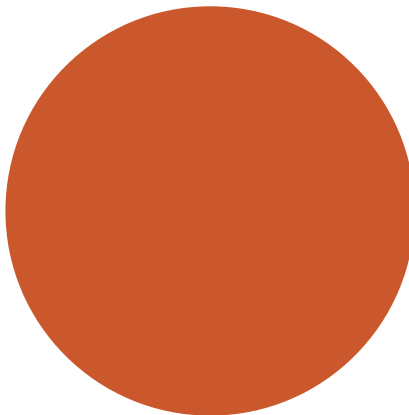
Kelowna continues to attract new residents, businesses, and investment from across Canada while offering an unmatched Okanagan lifestyle.



TRANSIT CONNECTIVITY

CONNECTED TO THE OKANAGAN AND BEYOND

Located just minutes from Highway 97, Kelowna International Airport, and UBC Okanagan, Appaloosa provides exceptional connectivity throughout the Central Okanagan and broader Interior region. The strategic location offers efficient access for employees, customers, suppliers, and distribution networks,



APPALOOSA

SALES INQUIRIES CONTACT

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