

# APPALOOSA

INDUSTRIAL • PARK • • • KELOWNA

## BUILDING SPECIFICATIONS

3169 & 3179 APPALOOSA ROAD • KELOWNA, BC

For Sale & Lease

Appaloosa Light Industrial offers modern ownership and leasing opportunities within one of Kelowna's established industrial corridors. Designed for functionality, flexibility, and long-term value, the project features tilt-up concrete construction, generous clear heights, grade-level loading, and three-phase power.

### 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

DEVELOPED BY

*Candel*  
GROUP

MARKETING BY

**kenzie**  
MARKETING

ALL SPECIFICATIONS SUBJECT TO CHANGE AT VENDOR DISCRETION. PURCHASERS ARE ENCOURAGED TO VERIFY ALL DETAILS PRIOR TO EXECUTION OF A PURCHASE OR LEASE AGREEMENT.

## 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" × 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