



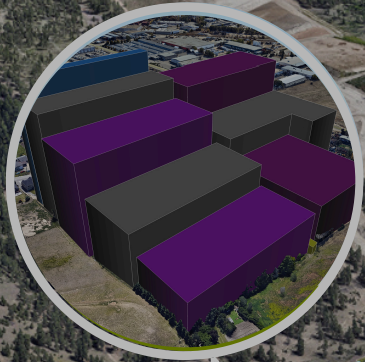
RealtyMonX



Industrial Land Assembly Appaloosa RD, Kelowna

Strategic Industrial Land Assembly Opportunity

HIGHWAY 97



SEXSMITH RD

A Rare Industrial Assembly in Kelowna's Growth Corridor

±12.76 Acres | 7 Parcels | Appaloosa / Sexsmith Industrial Node Near Airport, UBCO & Highway 97

JUDGE GROUP

REAL ESTATE

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Opportunity

Strategic Industrial Land Assembly Opportunity. Positioned for Scale. Designed for Institutional Demand. Ideally located in the heart of Kelowna, offering strong future redevelopment potential.

JUDGE GROUP at RealtyMonX has been retained on behalf of the **Appaloosa Rd landowners** to seek offers for the disposition of a **7-parcel industrial land assembly located within Kelowna's Appaloosa / Sexsmith corridor**. This offering represents a rare opportunity to acquire approximately 12.76 acres of strategically positioned land with significant industrial development potential.

Strategically located in close proximity to Highway 97, Kelowna International Airport, and UBC Okanagan, within one of the City's designated industrial growth corridors, the asset presents investors with a compelling opportunity to capitalize on both near-term holding income and long-term redevelopment upside. Currently zoned A2 (Agriculture – Non ALR) and designated for Industrial – Transitional use under OCP 2040, the properties are in the process of transitioning toward I2 – General Industrial zoning, supporting a wide range of industrial applications.

Situated across multiple contiguous parcels, each with existing residential improvements, the assembly is ideally suited for large-scale industrial redevelopment, with future value creation driven by rezoning momentum, servicing coordination, and continued industrial land scarcity within the City of Kelowna.

Key Highlights

- 12.76 Acres Total Assembly
- 7 Contiguous Parcels
- OCP 2040 Designation: Industrial – Transitional
- Rezoning in Progress to I2 – General Industrial
- Minutes to Highway 97, Kelowna International Airport & UBCO
- Located in one of Kelowna's primary industrial expansion corridors
- Strong demand for logistics, warehousing, and industrial strata
- Existing residential improvements provide holding income potential
- Proven rezoning precedent in immediate area



Pricing Guidance

Based on highest and best use - Redevelopment
Please contact agents

Kelowna, British Columbia

Kelowna is the largest urban centre in British Columbia's Interior and serves as the primary economic hub of the Central Okanagan, with a metropolitan population exceeding 220,000 and continued long-term growth driven by interprovincial migration and economic expansion. The region's economic output exceeds \$11.3 billion, supported by a diversified base including technology, healthcare, manufacturing, and agriculture.



“Limited industrial land availability combined with continued economic expansion positions Kelowna as one of Western Canada’s most compelling secondary markets for industrial investment.”

Industrial Market Fundamentals

Kelowna’s industrial market remains fundamentally supply-constrained, despite recent increases in inventory:

Industrial Market Data

Industrial Vacancy Rate:
~5.1% – 5.6% (2024–2025 range)
Peak Vacancy (Q1 2025):
~7.2% due to new supply delivery
Total Inventory:
~12.9 million sq. ft.
Net Absorption (2023–2024):
~220,000 sq. ft.

Lease Rates & Pricing

Industrial Lease Rates:
Class A: \$18 – \$27 / SF
Class B: \$13 – \$17 / SF
Industrial Strata Sale Prices:
Approx. \$350 – \$400+ / SF
Industrial Land Values:
Approx. \$1.8M – \$2.4M+
per acre in recent transactions

Economic & Growth Indicators

Labour Force Growth:
+18.4% year-over-year
Employment Growth:
+15%+ increase year-over-year
Building Permit Value:
Increased to \$1.35B (2025)
Airport Passenger Growth:
+8.5% annually (2.3M+ passengers)

Our Story

JUDGE GROUP at RealtyMonX was built on a simple principle:

exceptional real estate opportunities require more than brokerage—they require strategy.

With roots grounded in commercial real estate, development advisory, and investment sales, the team has evolved into a **trusted partner for landowners, developers, and institutional investors** seeking to unlock value in complex and high-potential assets.

From early-stage land assemblies to large-scale development sites, JUDGE GROUP focuses on opportunities where **vision, coordination, and execution converge to create measurable value.**

What We Do

We operate at the **intersection of real estate, development, and capital**, delivering:

- Land Assembly & Development Advisory
- Investment Sales & Structured Dispositions
- Off-Market Opportunities & Controlled Marketing Strategies
- Developer & Institutional Investor Representation
- Feasibility Positioning & Highest-and-Best-Use Strategy

Our approach is not transactional—it is **advisory-driven**, designed to align assets with the **right buyers, at the right time, under the right structure.**

Our Specialization

We focus on high-impact opportunities where **scale and strategy drive outcomes:**

- Industrial land and logistics corridors
- Multifamily and mixed-use development sites
- Hospitality and special asset repositioning
- Transitional corridors undergoing zoning and infrastructure transformation

Our Approach

We believe value is created through **precision, not exposure.**

That means:

Targeted outreach to **qualified developers and capital groups**

Structured, phased offering processes

Data-driven positioning aligned with market fundamentals

Multi-market reach across **British Columbia, Alberta, and national networks**

Every mandate is approached with a clear objective:

- **Maximize value**
- **Control the process**
- **Deliver results with discretion**

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