



EXCEPTIONAL INDUSTRIAL OPPORTUNITY

19,500 sq.ft. Industrial Facility — Built to GMP Standards

at the new -

Monashee Light Industrial Park

- Food/pharmaceutical-grade construction
- GMP-standard compliant
- 600V 3-phase power
- Fully serviced with municipal water & sewer
- Built 2019
- Steel construction with modern façade & glazing
- Minutes to Highway 6
- Level, accessible site with excellent truck circulation

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BUILDING OVERVIEW

This 19,500 sq. ft. facility was engineered for precision manufacturing and export. Its clean-room-ready finishes and GMP compliance meet the highest European standards—ideal for food, pharmaceutical, or advanced-production use. Fully serviced with municipal utilities and 600V power, it offers unmatched potential for scalable industrial operations in the Okanagan.



BUILDING HIGHLIGHTS



- Built in 2019 to high-efficiency, GMP export standards
- Fully finished main floor
- Steel-framed second level
- Clean-room-ready infrastructure
- Constructed to food and pharmaceutical-grade specifications
- 19,500 sq.ft. total build area
- Municipal water & sewer
- 600V heavy-duty 3-phase power supply



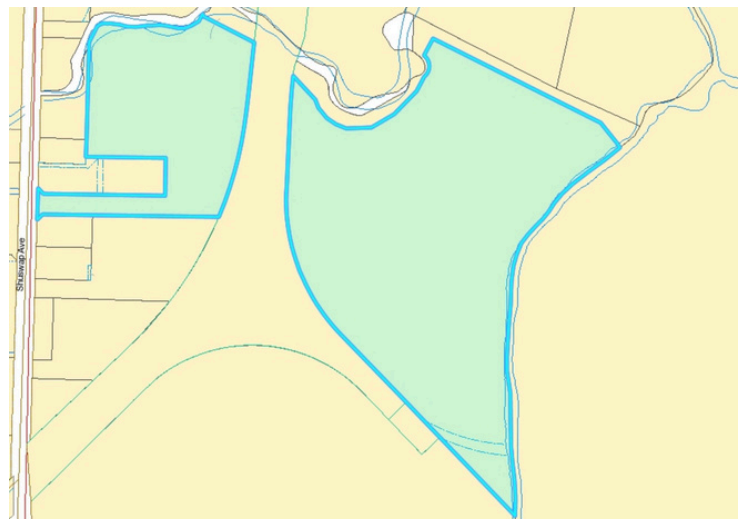
BUILDING SYSTEMS, LAYOUT AND ACCESS

Systems

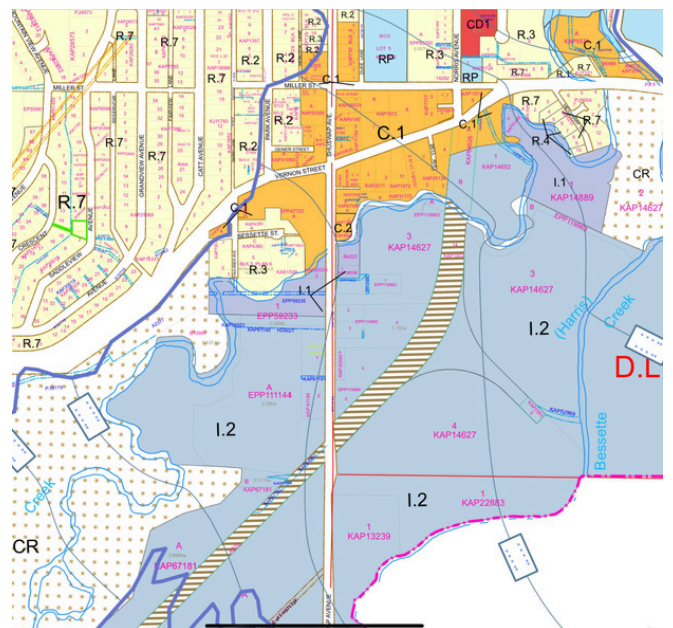
- High-capacity electrical
- Water systems & sanitary connection
- Ventilation-ready infrastructure
- Built for clean, controlled environments

Construction

- Steel & metal exterior
- Torch-on roof
- At-grade loading
- 12ft ceilings



- I2 zoning
- Excellent access off Hwy 6
- Near recreation & village amenities
- Surrounded by expanding industrial development

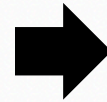


1837 Shuswap Ave, Lumby BC

**An Exceptional Industrial Opportunity
in the North Okanagan**



6,398,000 | MLS: 10325344



scan QR code to
see the full listing



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