



REID
INDUSTRIAL
CENTRE

FOR SALE

A Premier Industrial Hub on Kelowna's City Edge

100, 130, AND 150 ARAB ROAD, KELOWNA | BC



Introducing **Reid Industrial Centre**, the closest new industrial strata hub to Downtown Kelowna.

Reid Industrial Centre offers 56,000 SF of contemporary industrial space across three buildings with state-of-the-art specifications to enhance your business's operations. Each unit has been designed to accommodate a diversity of businesses, with a variety of sizes available to best suit your needs.





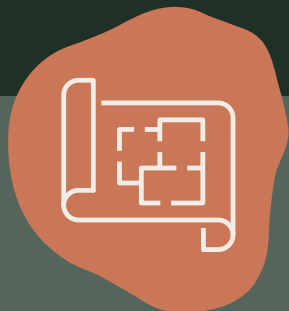
BUILDING C SOLD

BUILDING B NOW SELLING

BUILDING A FUTURE PHASE

Own industrial space right on the city's edge.

Reid Industrial Centre is located within minutes from Highway 97 and 33, with unparalleled access to the Okanagan's primary arterial routes throughout the Interior. Set within the fastest growing metro area in BC, Reid Industrial Centre offers a strategic advantage for businesses looking to establish or expand their operations.



56,000 SF
ACROSS 3
BUILDINGS



12 UNITS
RANGING FROM
2,948 SF TO
18,794 SF



27' MINIMUM
CLEAR
HEIGHTS



OCCUPANCY
FALL 2026

Market-Leading Design & Features

SPECIFICATIONS

High Efficiency LED Lighting

ESFR Sprinkler System with 27' Height on Single or Double Racking

Insulated Concrete Panels

Loading Bays:
Building A & C – 12' W x 14' H
Building B – 12' W x 12' H

27' Clear Ceiling Height

Building A & B – Each Unit Receives:

- Two electrical panels with up to 225A, 3 phase power
- One 600V 45kVA transformer

Building C – Each Unit Receives:

- Two electrical panels with up to 400A, 3 phase power
- One 600V 75 kVA transformer

Separately Metered Units

Sexsmith Road will be Expanded to a 4-Lane Arterial Road in the Near Future

Two Entrances for Ingress/Egress, for Ease of Truck Maneuverability

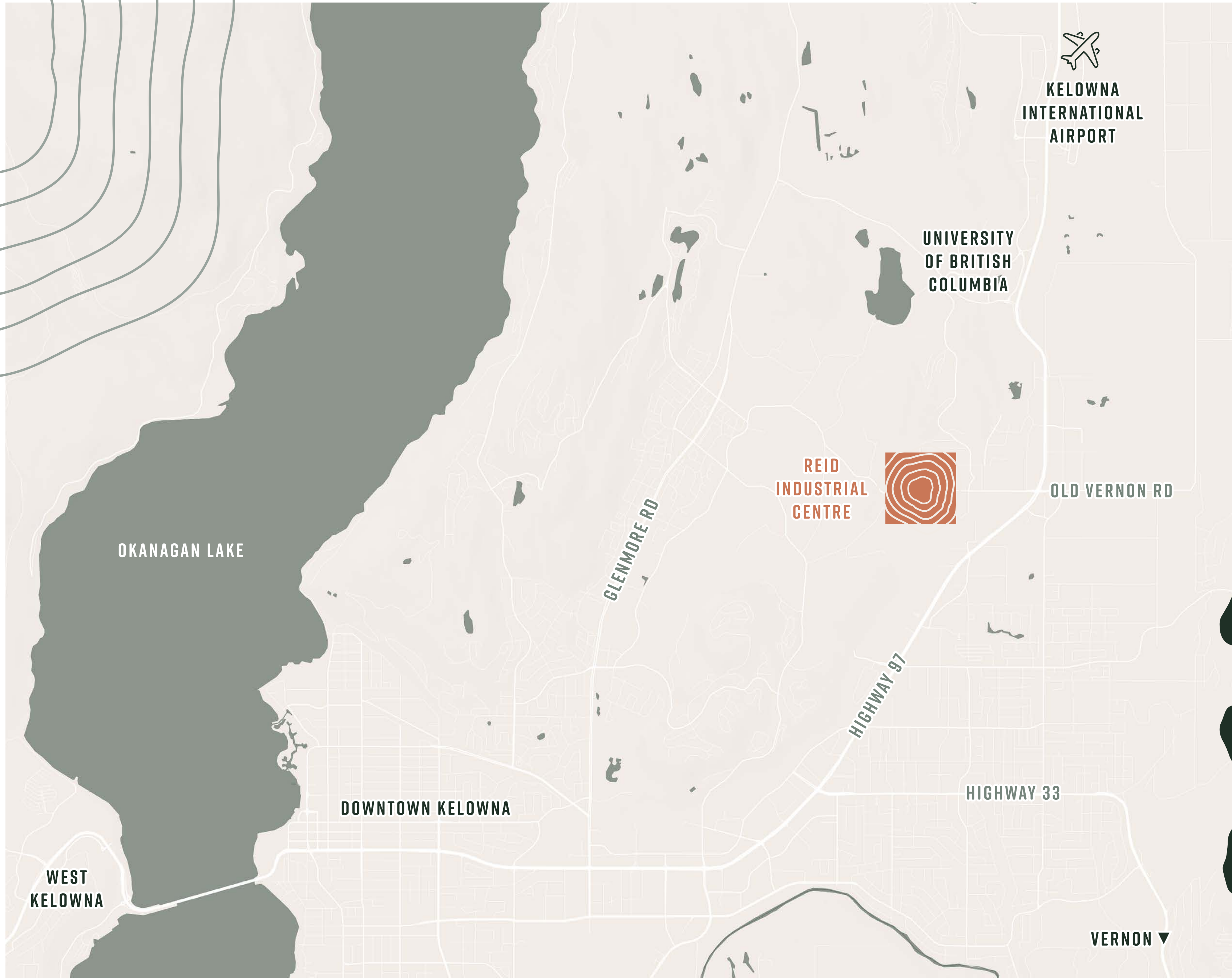


Site Plan & Unit Sizes



	Unit #	Square Footage			Parking Stalls	Loading Stalls
		Ground	Mezzanine	Total		
FUTURE PHASE A	A101	3,307	1,325	4,632	5	1
	A102	3,303	1,327	4,631	5	1
	A103	3,303	1,327	4,631	5	1
	A104	3,210	1,325	4,535	5	1
B	B101	2,197	843	3,040	3	1
	B102	2,100	848	2,948	3	1
	B103	2,100	848	2,948	3	1
	B104	2,100	848	2,948	3	1
	B105	2,100	848	2,948	3	1
	B106			SOLD		
C	C101			SOLD		
	C102			SOLD		





Unparalleled Accessibility

Strategically located on Arab Road in Reid's Corner, Reid Industrial Centre provides users with convenient access to business connectivity throughout the interior. Its close proximity to Kelowna International Airport and major transportation routes including Highway 97 and 33 facilitates efficient distribution and connectivity to regional and international markets.

TRAVEL TIMES



HIGHWAY 97
2 MINUTES

HIGHWAY 33
8 MINUTES



KELOWNA AIRPORT
9 MINUTES



DOWNTOWN KELOWNA
15 MINUTES

WEST KELOWNA
20 MINUTES

VERNON
35 MINUTES

NEARBY AMENITIES

8 CAFES

54 RESTAURANTS

88 RETAIL SHOPS

14 GAS STATIONS

A Thriving Business Community

Kelowna boasts a diverse economy and a great place to grow your business. According to the Canadian Federation of Business, “Kelowna is the most entrepreneurial friendly city in Canada” and home to numerous local businesses and independent shops.

- British Columbia’s **fastest growing metro area**
- **Largest population hub** between Vancouver and Calgary

TOP 5 INDUSTRY SECTORS



MANUFACTURING

609+

manufacturing firms
employing 5,500+ people



VITICULTURE

\$1.7B

in generated revenue by the Okanagan tech community, making the Okanagan the fastest growing tech and innovation hub in the country.



AEROSPACE

157.3%

increase in airport
passengers

40k

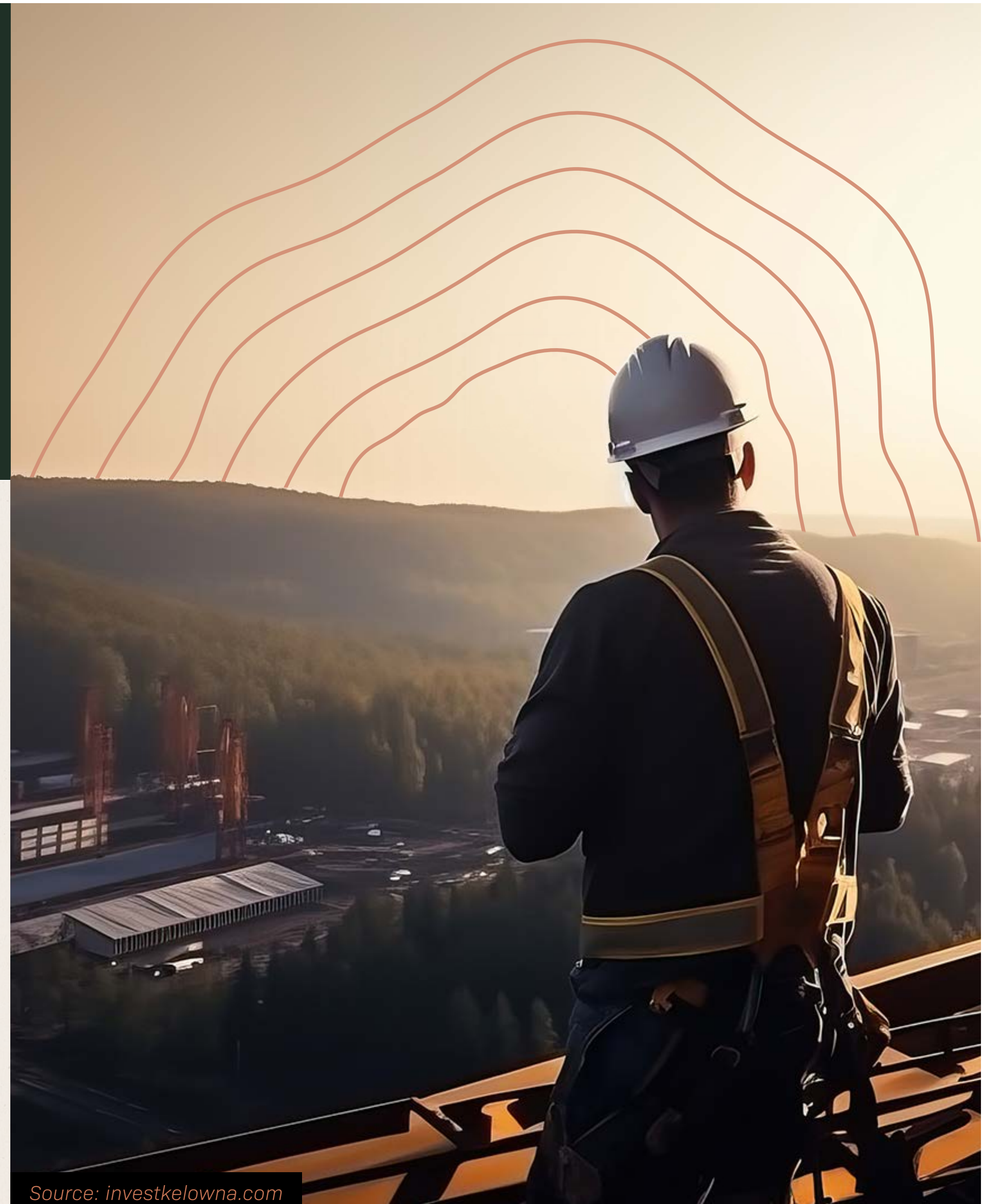
vehicles per
day via Hwy 97



DIGITAL TECH



HEALTH



Source: investkelowna.com

A Proven Project Team



Chip Pacific Developments was established on the foundation of producing user-oriented commercial real estate built on relationships, quality and a long-term vantage point.

The partners bring together construction, development and business operator knowledge to deliver a thoughtful user and investment focused product to the Okanagan industrial market. With a long runway ahead, Chip Pacific is dedicated to developing a legacy built on quality, precision and reliability.

chipdevelopments.com



BCL Construction is a full service, commercial design-build company with a track record of over 20 years in the construction industry. BCL's top company goal is to deliver quality construction and end-to-end service via a cost effective approach. BCL Construction is built upon trust, quality and integrity for all stakeholders - clients, trades and partners.

bclconstruction.com



Crete Capital helps entrepreneurs and investors secure streamlined financing solutions for corporate growth and commercial real estate transactions, specializing in industrial strata. As debt capital market advisors, Crete Capital is a market leader in arranging advantageous terms and conditions to help companies thrive in a competitive business environment. With \$1B+ in transaction experience, Crete Capital leverages the knowledge and experience within the agency to bring forth negotiation power and speed to close. The Principals have decades of experience facilitating capital for entrepreneurs in support of business growth, commercial real estate investments and M&A.

cretecapital.com



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