

FOR LEASE

4 - 1945 PIER MAC WAY, KELOWNA, B.C.

5,716 SF INDUSTRIAL STRATA UNIT

ASKING RENT \$17.00 PSF

KELOWNA INT'L AIRPORT: 2.3M ANNUAL FLIERS



Marcus & Millichap

*Personal Real Estate Corporation



NICOLAS MORETTI*, CCIM
Associate Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@MarcusMillichap.com

GARETH WINTJES
Associate, Investments
(604) 675-5213
Gareth.Wintjes@MarcusMillichap.com

STEFANI LEA
Commercial Real Estate Agent
(250) 870-0730
Stefani@Stefanilea.ca

OPPORTUNITY

Marcus & Millichap and Royal LePage Kelowna are pleased to present a modern warehouse/office leasing opportunity at Pier Mac Business Park in Kelowna. Unit 4 – 1945 Pier Mac Way (the “Subject Property”) offers a combination of warehouse, office, and mezzanine space in a highly visible location with Highway 97 frontage, directly across from Kelowna International Airport. With a 12' x 12' overhead door, reception, two offices, a boardroom and a mezzanine, the Subject Property is well-suited for light industrial, logistics, or office/showroom users seeking a central Okanagan location.

SALIENT DETAILS

Address: 4 - 1945 Pier Mac Way, Kelowna, B.C.

PID: 030-897-645

Year Built: 2021

Zoning: [I2 - General Industrial](#)

Building Size:	Warehouse:	3,764 SF
	Office:	840 SF
	Mezzanine:	970 SF
	Total:	5,716 SF

Availability: Immediately

Additional Rent: \$8.25 PSF

Asking Rent: \$17.00 PSF



HIGHLIGHTS

Central Location



- Located in Pier Mac Business Park with direct Highway 97 frontage
- Walkable to Kelowna International Airport (YLW)
- 20-minute drive to Downtown Kelowna
- 35-minute drive to Vernon

Permitted Uses:



- General industrial
- Contractor services
- Recycling
- Service commercial
- Household repair
- Landscape supplies
- Participant Recreational Services (Indoor)

UNIT FEATURES



Clear Height:
18'



Offices:
Two (2) Private Offices



Boardroom:
One (1) Boardroom



Lunchroom:
One (1) Lunchroom



Washroom:
Handicap-Accessible



Electrical Service:
3 Phase Power
200A | 120/208V



HVAC:
Air-conditioned office & lunchroom



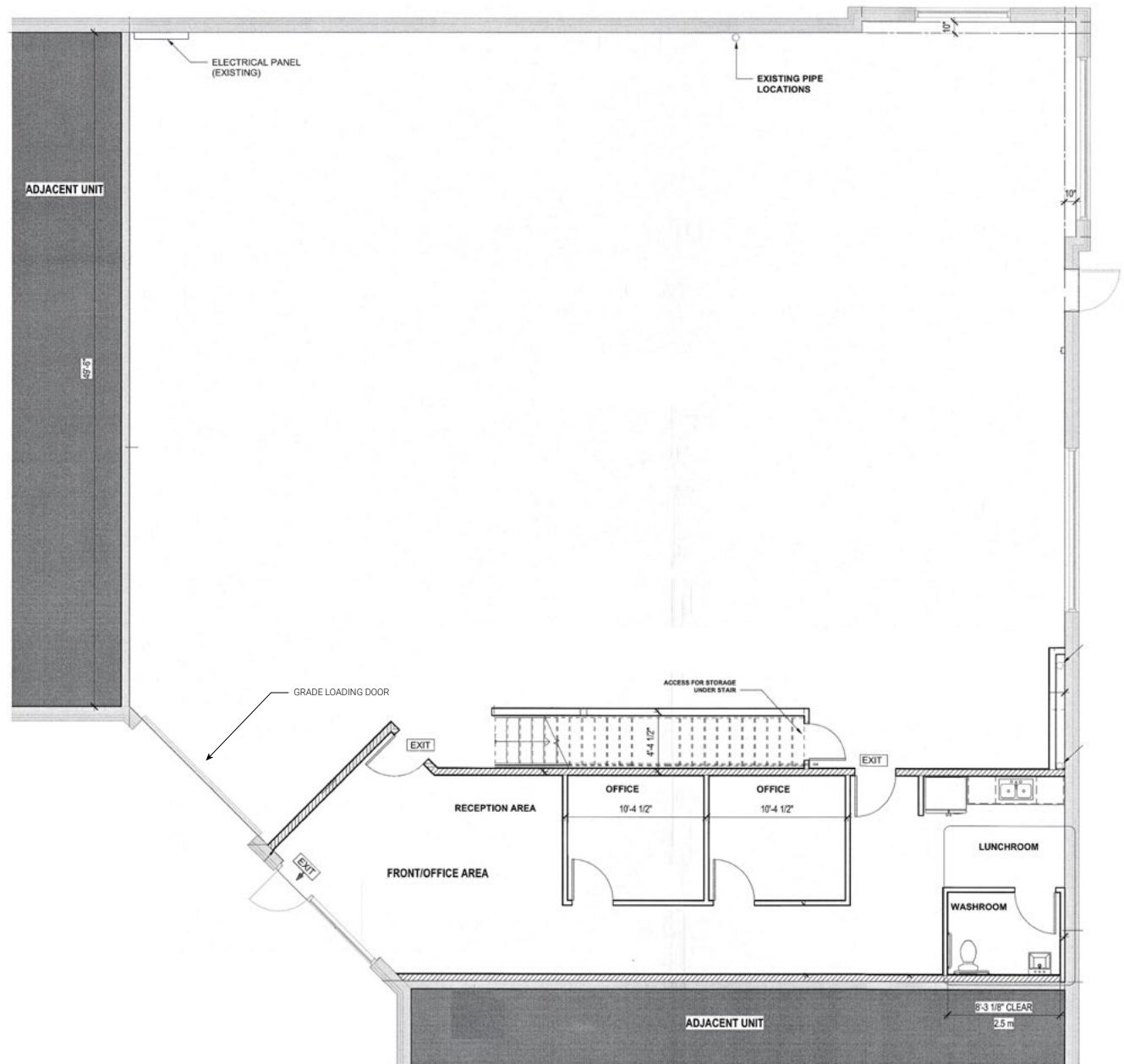
Fire Protection:
Fully Sprinklered BCBC
2018 Compliant



Grade Loading:
One (1) Grade Door
(12' x 12')



Parking:
Four (4) Dedicated Stalls



PHOTOS



KELOWNA SUMMARY



3rd Largest Economic Region of B.C.

Greater Kelowna is the third largest populated and economic region behind Lower Mainland & Greater Victoria



UBCO

Home to University of British Columbia Okanagan Campus with 12,000 students and a proposed campus expansion project of 460,000 square feet



Tourism

Over 2,000,000 tourists annually, generating 13,000 jobs, \$204M in tax revenue and \$443M in direct spending



Major Industries

Manufacturing, Construction, Agriculture, Retail Trade, Tourism



Total Population

144,576



Population Growth

13.5% Population change from 2016 to 2021

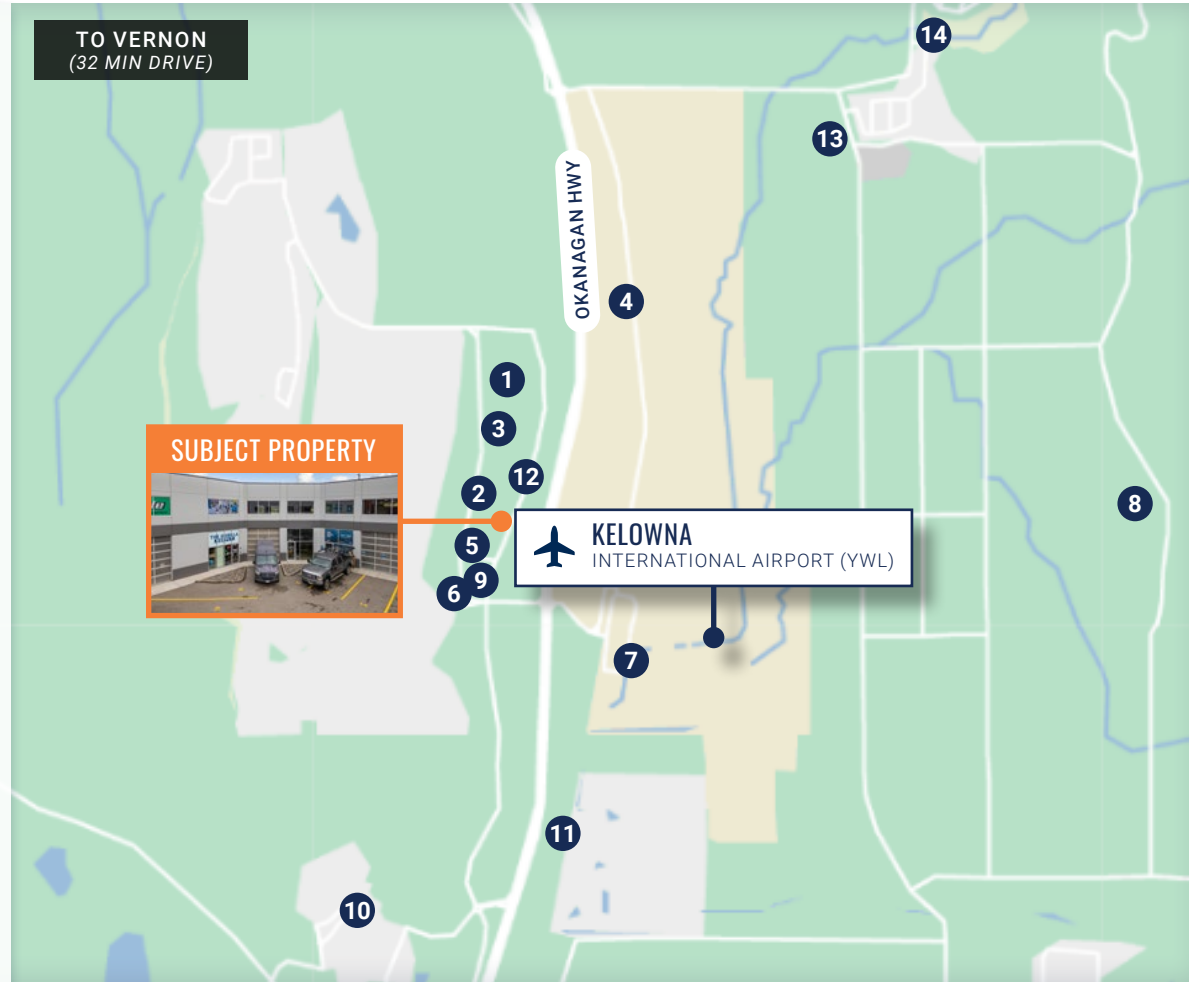


Average Household Income

\$99,790

LEGEND

- | | |
|-----------------------------|------------------------------|
| 1. Trail Appliances | 9. Subway |
| 2. Three Lakes Brewing | 10. UBC Okanagan Campus |
| 3. Elevate Motor Sports | 11. Shadow Ridge Golf Club |
| 4. KF Centre for Excellence | 12. August Luxury Motorcars |
| 5. Nesters Market | 13. Kangaroo Creek Farm |
| 6. A&W Canada | 14. Mill Creek Regional Park |
| 7. Hertz | |
| 8. Ancient Hill Winery | |



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