



HIGH PROFILE INDUSTRIAL UNITS FOR SALE & LEASE

1990 & 2000 PIER MAC WAY

AIRPORT BUSINESS PARK, KELOWNA, BC



CONCEPTUAL IMAGE ONLY

KEY FEATURES



GRADE LOADING

One 12'w x 14'h overhead motorized door per unit



CEILING FAN

60"



ELECTRICAL SERVICE

100 Amp 3 Phase
120/208V power



CEILING HEIGHT

Approx. 24' clear in warehouse



WAREHOUSE HEATING

Gas fired unit heater



CONSTRUCTION

High efficiency insulated concrete tilt-up panels



MEZZANINES

Included



VARIOUS UNIT SIZES



UTILITIES

Separately metered



COMPLETION

Ready for Occupancy



NUMBERS

Sale Price: \$399/psf
Lease Price: \$15/psf

This development includes 13 high profile units designed for function, customization and style. Units can be combined, ranging from 2,082 +/- SF to 26,563 +/- SF. Located in Airport Business Park near the Kelowna International Airport, this is an industrial opportunity like no other.





SUBJECT PROPERTY

Starbucks

Four Points by Sheraton

Grizzly Bear Bistro & Bar

Public Liquor

Nesters Market

Simplee Boba

Three Lakes Brewing

Kelowna International Airport

KF Aerospace

Trail Appliances

Harmony Homes

Peoples Insulation and Drywall

Mountain Lake Industrial

Overland West Freight Lines

Quail Ridge Business Centre

Pier Mac Way

Finning Canada & The Cat Rental Store

The VAULTS I and II

Hexagon Purus & Hexagon Agility

Stratosphere by Beedie

Gateview Airport Park

Highway 97

Quail Ridge Blvd

AMENITIES

AMENITIES

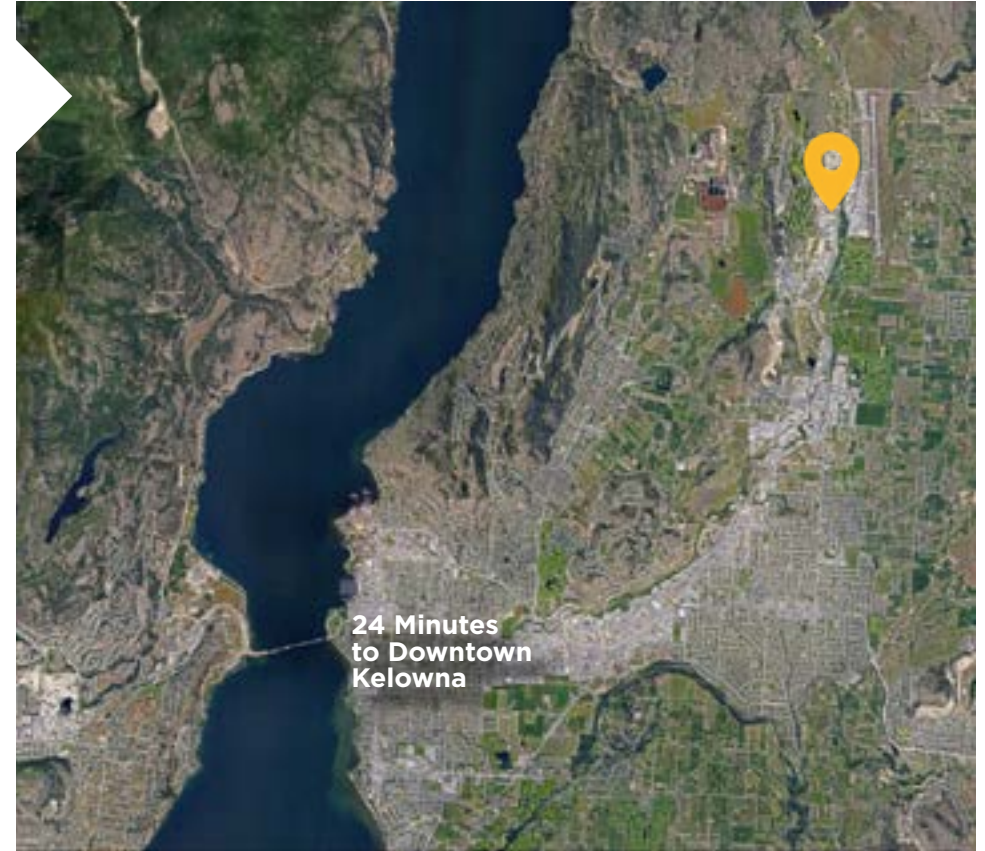
1. Nesters Market
2. The Okanagan Golf Club
3. Four Points by Sheraton
4. Hampton Inn & Suites
5. Public Liquor Store
6. Grizzly Bear Bistro & Bar
7. Three Lakes Brewing

COFFEE

1. Two Donkeys Bakery
2. Tim Hortons
3. Starbucks
4. Convair Cafe

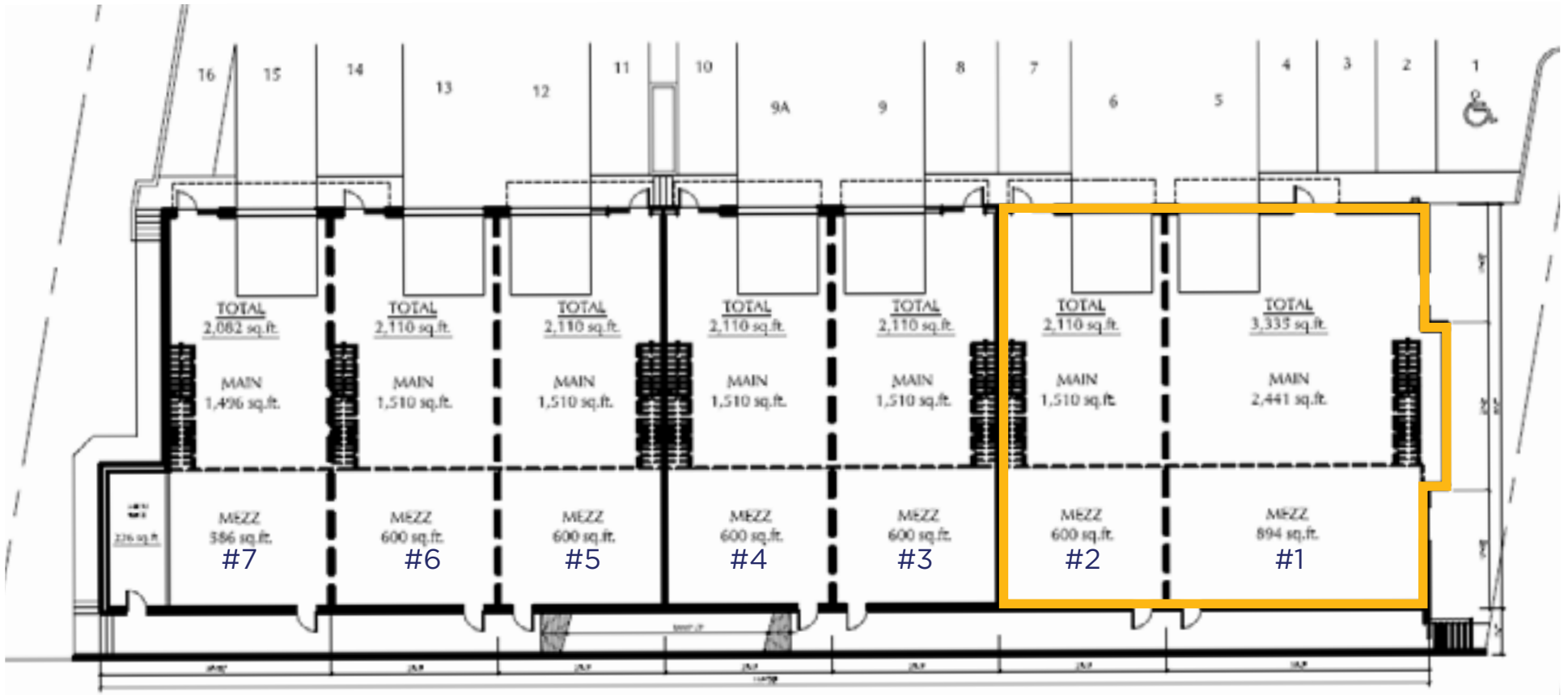
BUSINESSES / COMMUNITY

1. YLW Airport
2. Hexagon Purus
3. Overland West Freight Lines
4. Ace Plumbing & Heating
5. Harmony Homes
6. Western Gasco Cylinders
7. Quick Bent Metal Fabrication
8. KF Aerospace
9. Pharmasave
10. The Vaults
11. OK Mountain Helicopters
12. UBC Okanagan



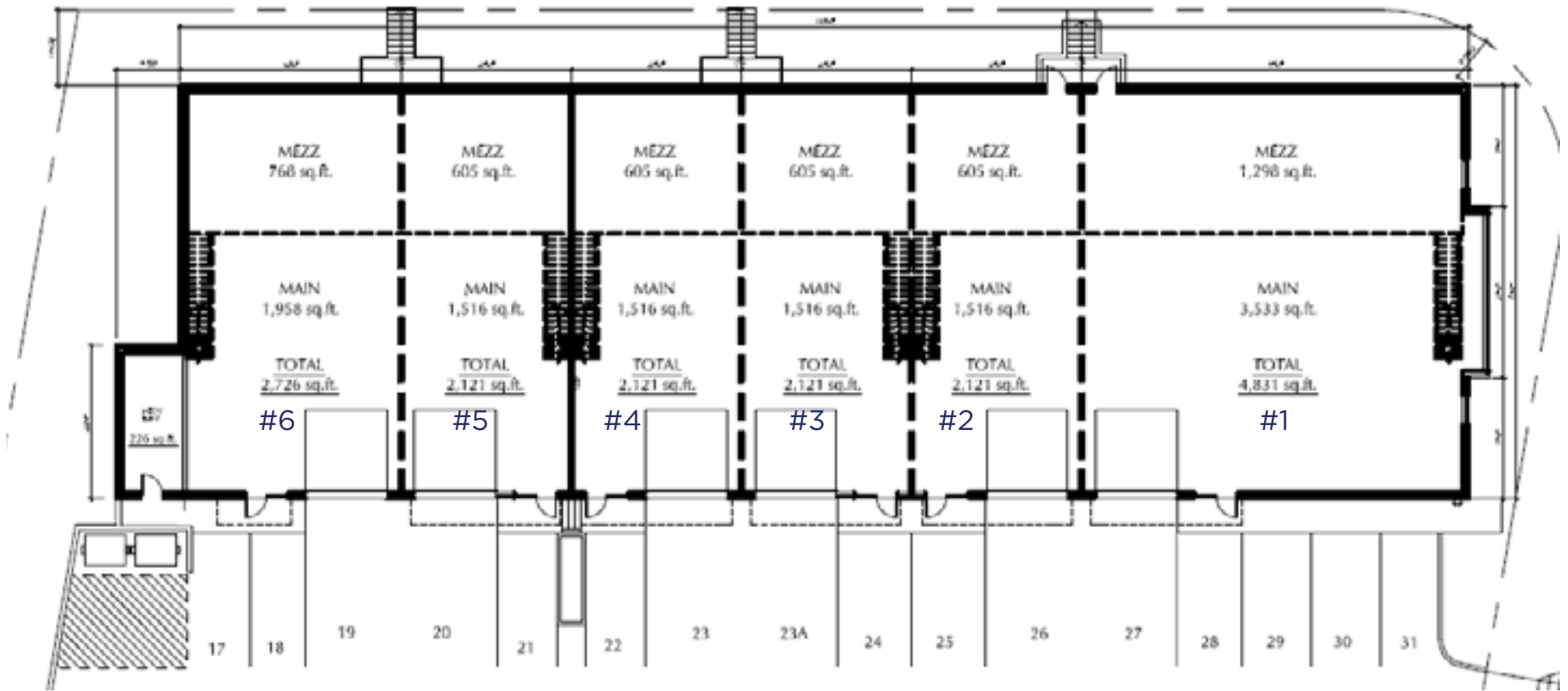
THE AREA

The Airport Business Park is a comprehensive development that combines commercial and industrial zones to allow for a wide range of uses. This development will benefit many neighbouring destinations including Kelowna International Airport, Four Points by Sheraton and UBC Okanagan. This area is home to many familiar and new industrial businesses, service providers, restaurants and amenities. The Airport Business Park has an estimated economic impact of \$610 million for the province.



BUILDING #1: 1990 PIER MAC WAY FLOOR PLAN

UNIT#	GROUND FLOOR	MEZZANINE	TOTAL SF	AVAILABILITY
#1	2,441 +/- SF	894 +/- SF	3,335 +/- SF	Sold
#2	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Sold
#3	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Available
#4	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Available
#5	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Available
#6	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Available
#7	1,496 +/- SF	586 +/- SF	2,082 +/- SF	Available



BUILDING #2: 2000 PIER MAC WAY FLOOR PLAN

UNIT#	GROUND FLOOR	MEZZANINE	TOTAL SF	AVAILABILITY
#1	3,533 +/- SF	1,298 +/- SF	4,831 +/- SF	Available
#2	1,516 +/- SF	605 +/- SF	2,121 +/- SF	Available
#3	1,516 +/- SF	605 +/- SF	2,121 +/- SF	Available
#4	1,516 +/- SF	605 +/- SF	2,121 +/- SF	Available
#5	1,516 +/- SF	605 +/- SF	2,121 +/- SF	Available
#6	1,958 +/- SF	768 +/- SF	2,726 +/- SF	Available



Let's chat.

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