



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



## NUMERS

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

Finning Canada & The Cat Rental Store

Pier Mac Way

Hexagon Purus & Hexagon Agility

The VAULTS and II

Gateview Airport Park

Highway 97

Stratosphere by Beedie

Quail Ridge Blvd

# AMENITIES

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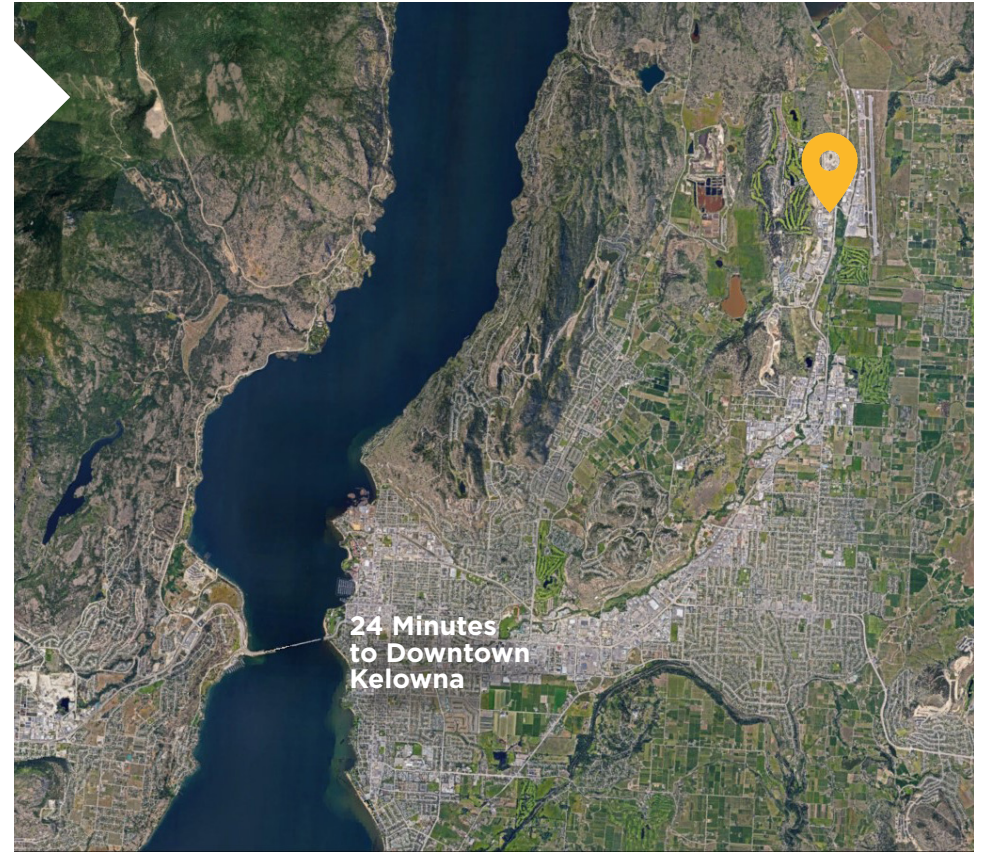
1. Nesters Market
2. The Okanagan Golf Club
3. Four Points by Sheraton
4. Hampton Inn & Suites
5. Public Liquor Store
6. Grizzly Bear Bistro & Bar
7. Three Lakes Brewing

## COFFEE

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

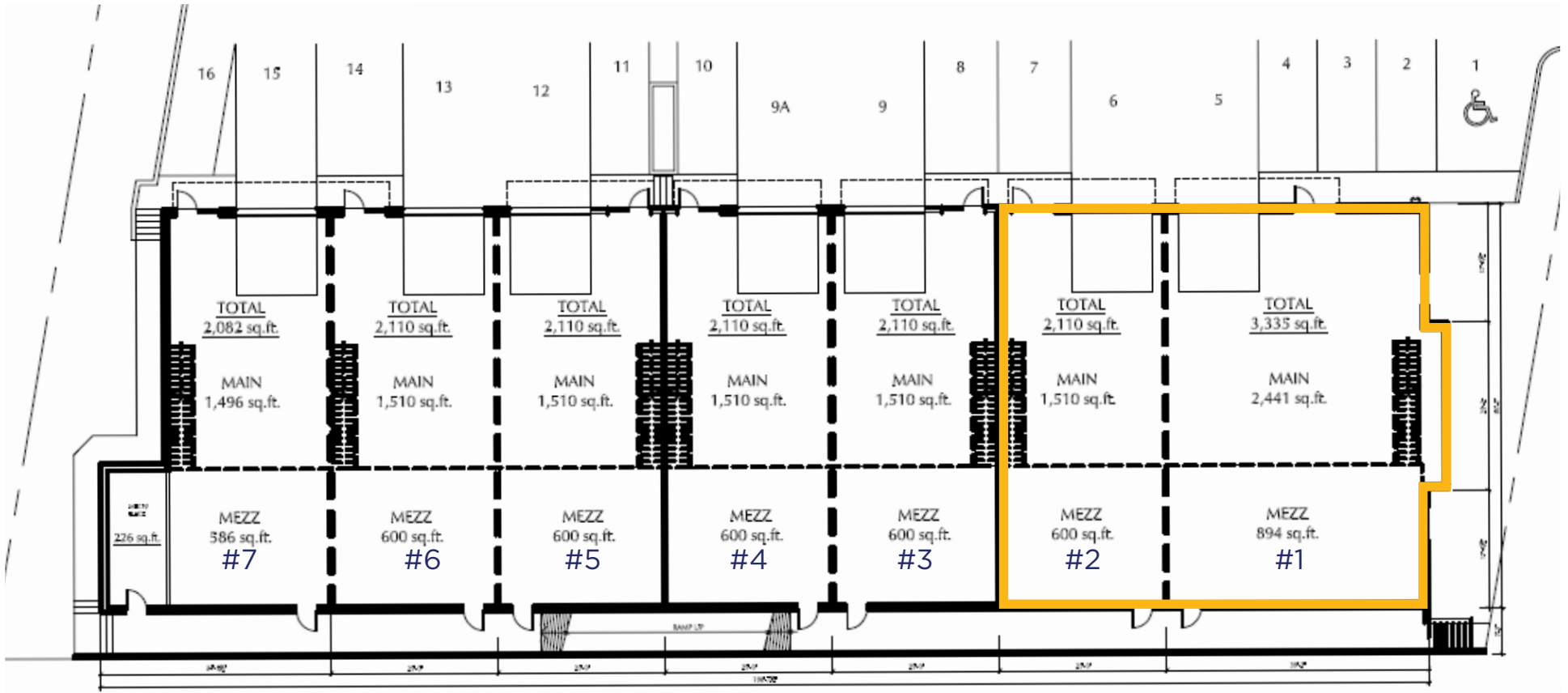
## BUSINESSES / COMMUNITY

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



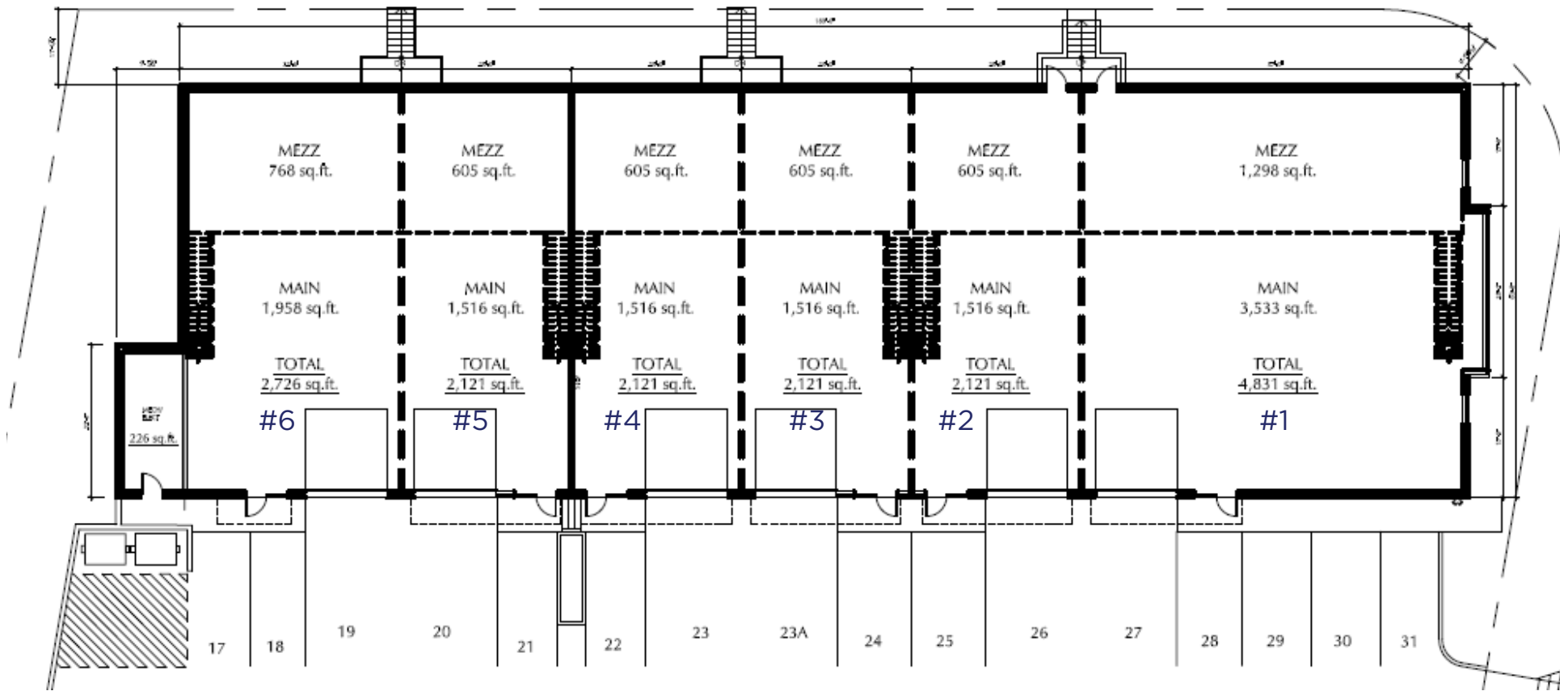
# THE AREA

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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