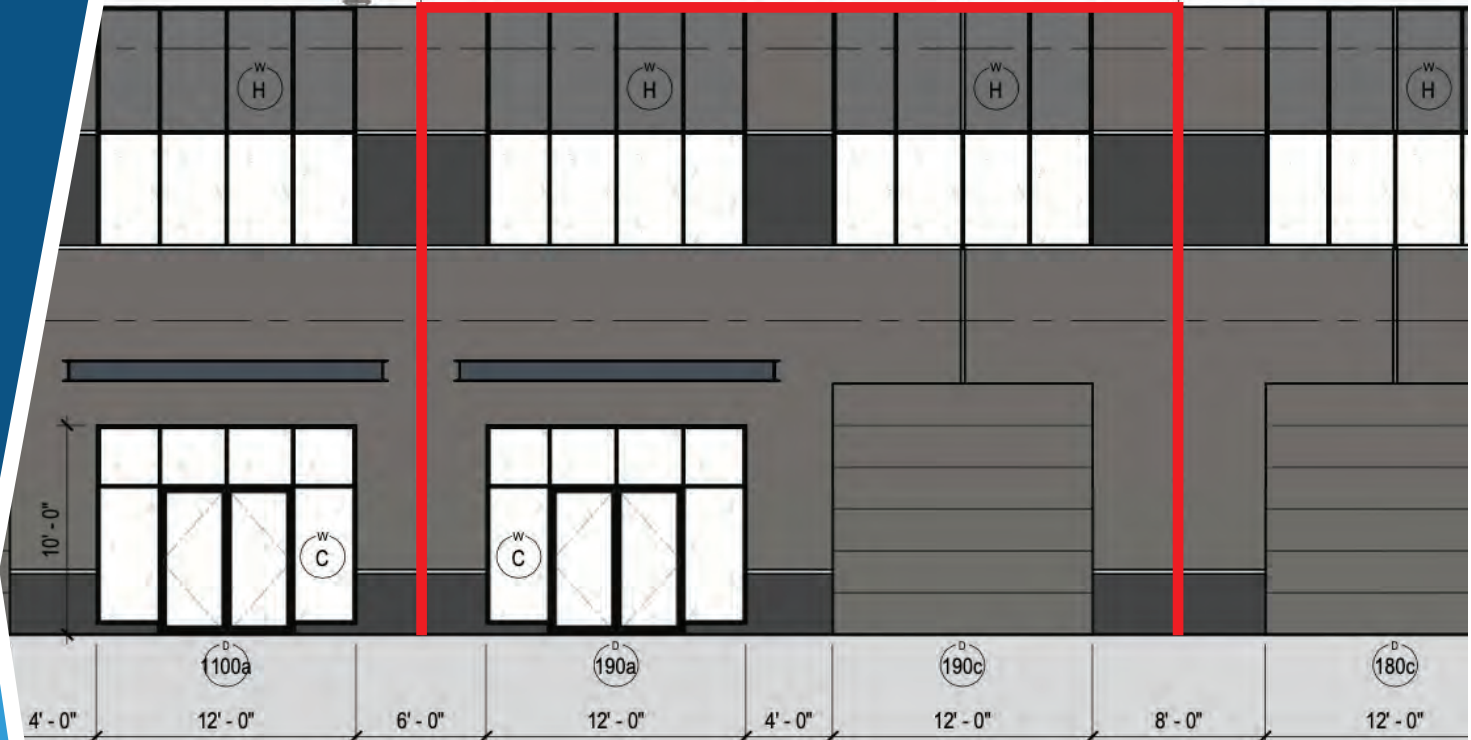


FOR LEASE B190 - 2090 PIER MAC WAY KELOWNA, BC



BRAND NEW INDUSTRIAL STRATA UNIT IN QUAIL RIDGE BUSINESS CENTRE



STATE-OF-THE-ART INDUSTRIAL STRATA UNIT IN THE QUAIL RIDGE BUSINESS CENTRE

Quail Ridge Business Centre is a brand-new industrial strata project located in Airport Business Park. The complex focuses on functionality, with contemporary design. It is a tier-1 industrial complex designed to facilitate and enhance business. Unit B190 is a new industrial strata unit totalling 2,947 SF including an 874 SF mezzanine area. Insulated concrete, tilt-up construction with anticipated completion August 2023. Unit features 24' clear ceiling height, single grade level bay with 12' x 12' overhead door and ample surface parking. Parking in front of unit and on-site visitor parking. Easy access to and from Highway 97N, minutes to Kelowna International Airport, UBCO, Highway 33 and Downtown Kelowna. For more information contact Kris McLaughlin of the MCL Real Estate Group at 250 870 2165 or by email at kris@mclrealestate.ca

INSULATED CONCRETE TILT-UP CONSTRUCTION



NEW INDUSTRIAL COMPLEX



MCL Real Estate Group
RE/MAX Kelowna

#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
250.870.2165 www.MCLREALESTATE.ca



Brand-New, State-of-the-Art Industrial Strata Unit

Opportunity:

MCL Real Estate Group presents an opportunity to lease a new industrial strata unit in the Quail Ridge Business Centre in Kelowna's Airport Business Park.

Features:

- ▶ 2,947 SF of industrial space including a 874 SF mezzanine to the front of the unit
- ▶ Insulated concrete tilt-up construction with curtain wall glazing and metal spandrel panels
- ▶ Unit features 24' clear ceiling height, high efficiency LED lighting, ESFR sprinkler system, two electrical panels and washroom
- ▶ A single dedicated grade level loading bay with 12' x 12' overhead door
- ▶ For more information or to arrange a tour of this unit contact Kris McLaughlin of the MCL Real Estate Group at 250 870 2165 or by email at kris@mcrealestate.ca

Property Details

Civic Address:

B190 Pier Mac Way, Kelowna, BC

Legal Description:

Proposed Strata Lot 18 Section 14
Township 23 ODYD Plan EEP116963

Location:

Located on the west side of Pier Mac Way just north of the intersection of Pier Mac Way and Airport Way

Unit Size:

2,947 SF

Parking:

Unit parking to the front of the each unit and on-site customer parking

Zoning:

I2 - General Industrial

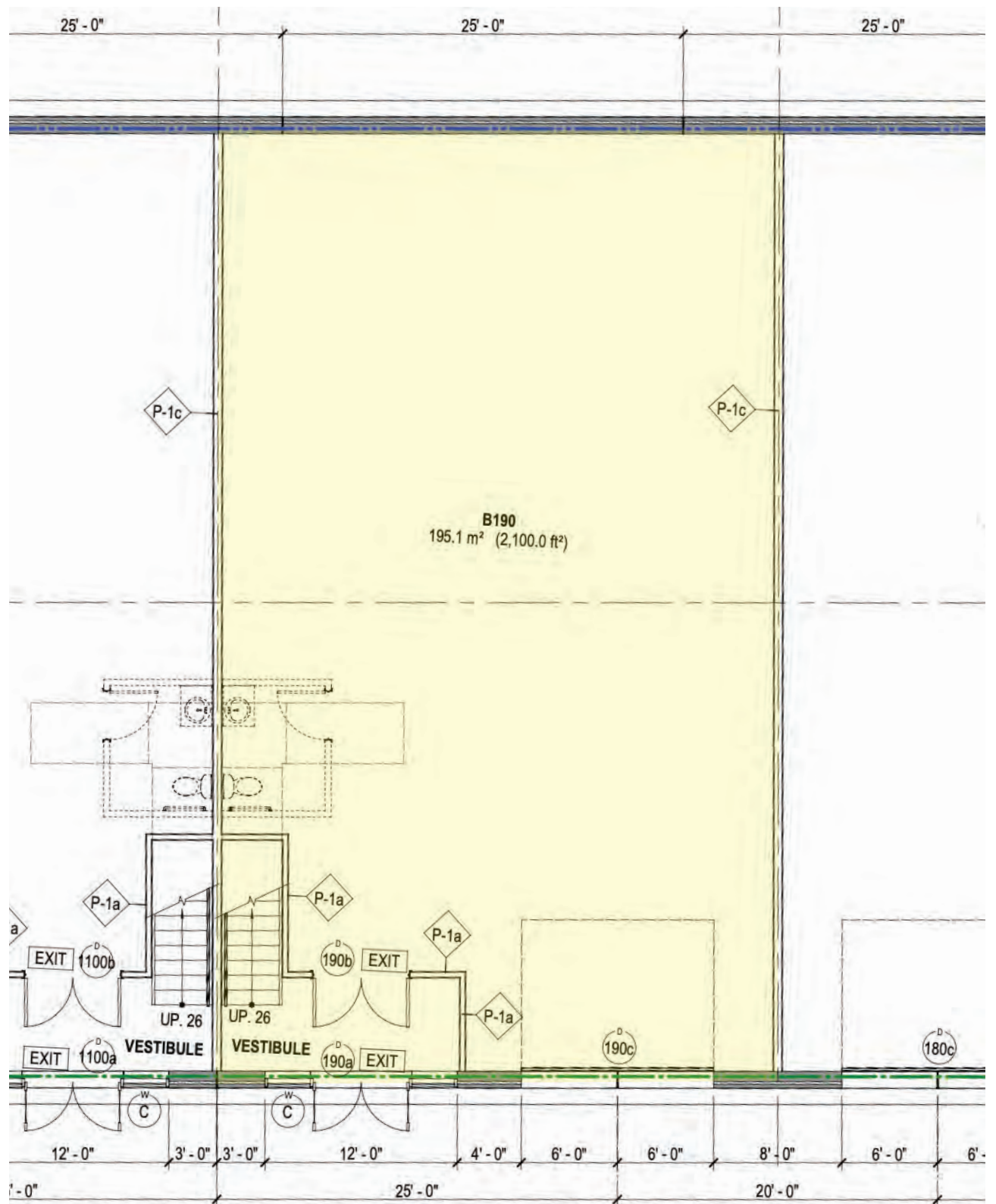
List Price:

\$19.00/SF plus NNN & applicable taxes

 **QUAIL
RIDGE**
BUSINESS CENTRE

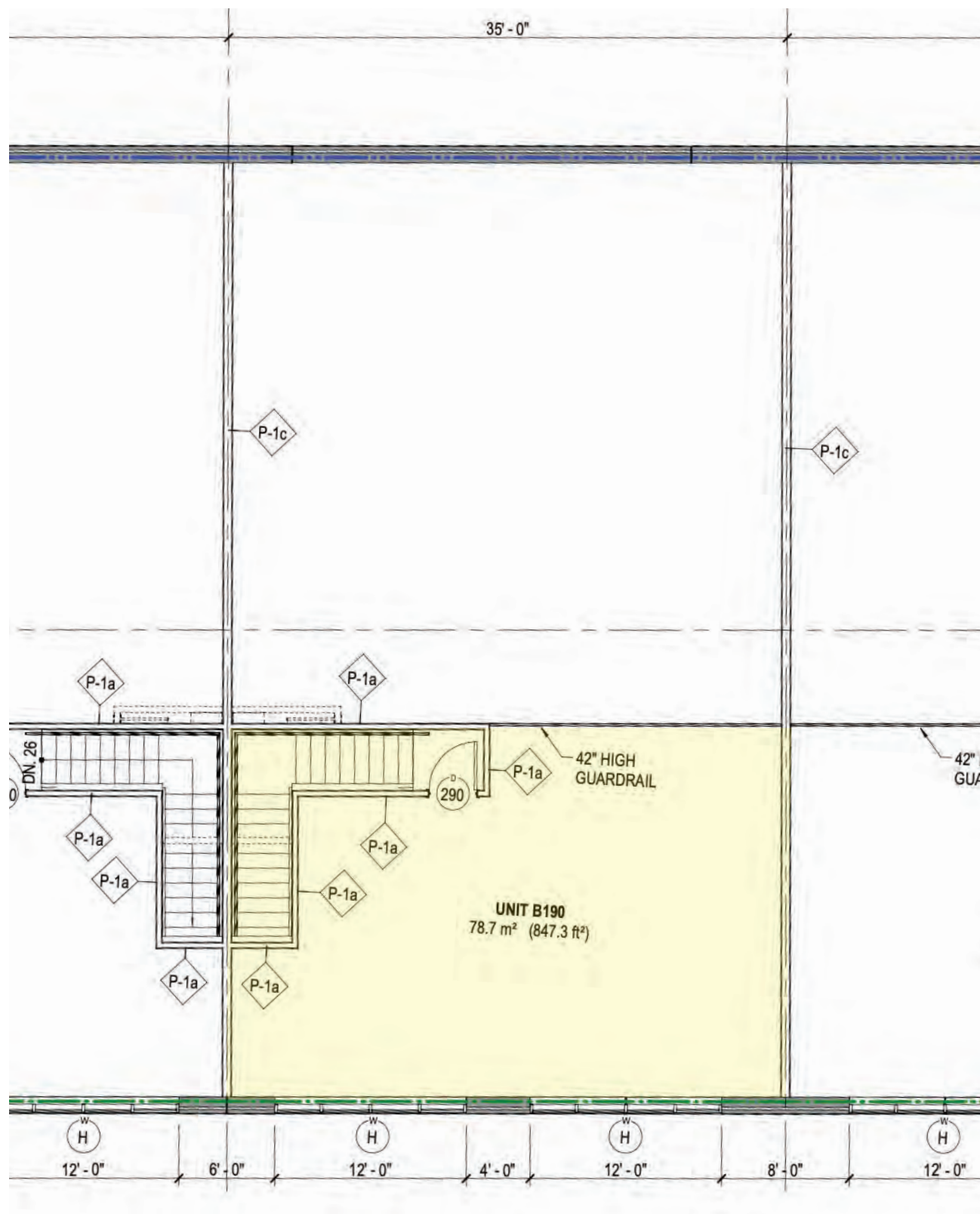


Main Floor



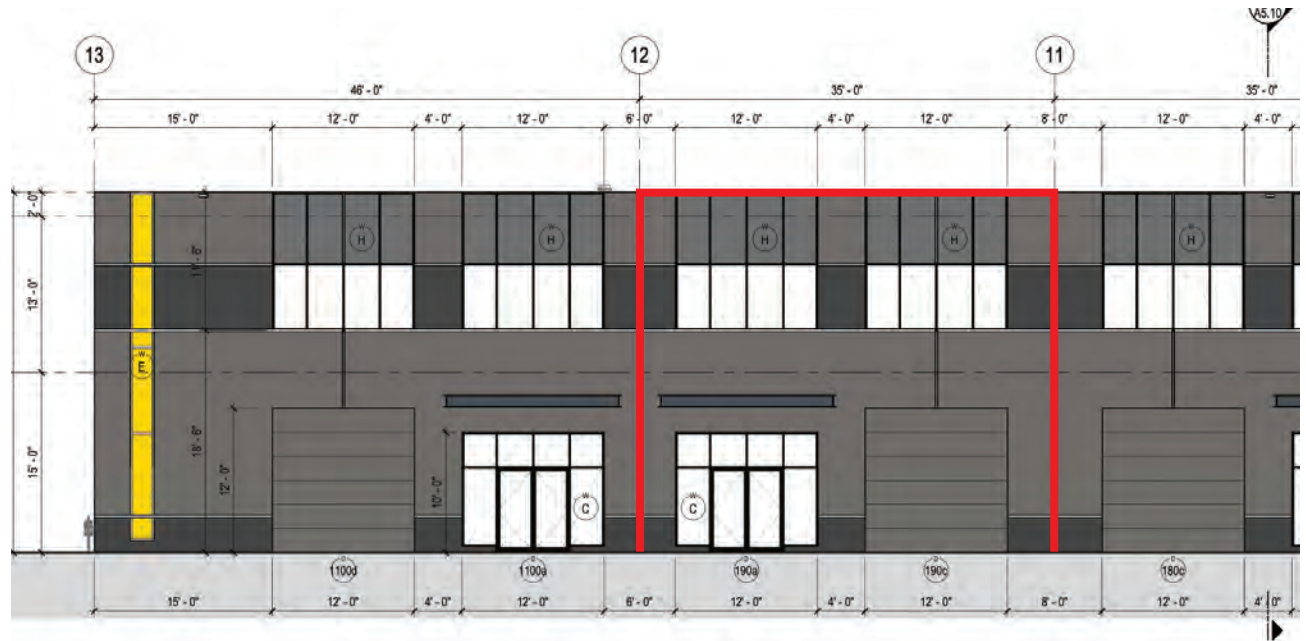
Note: Floor plan has been provided and may not be to scale. Configuration and lay-out should be verified if important.

Mezzanine Level



Note: Floor plan has been provided and may not be to scale. Configuration and lay-out should be verified if important.

Exterior - East Elevation



Complex Rendering

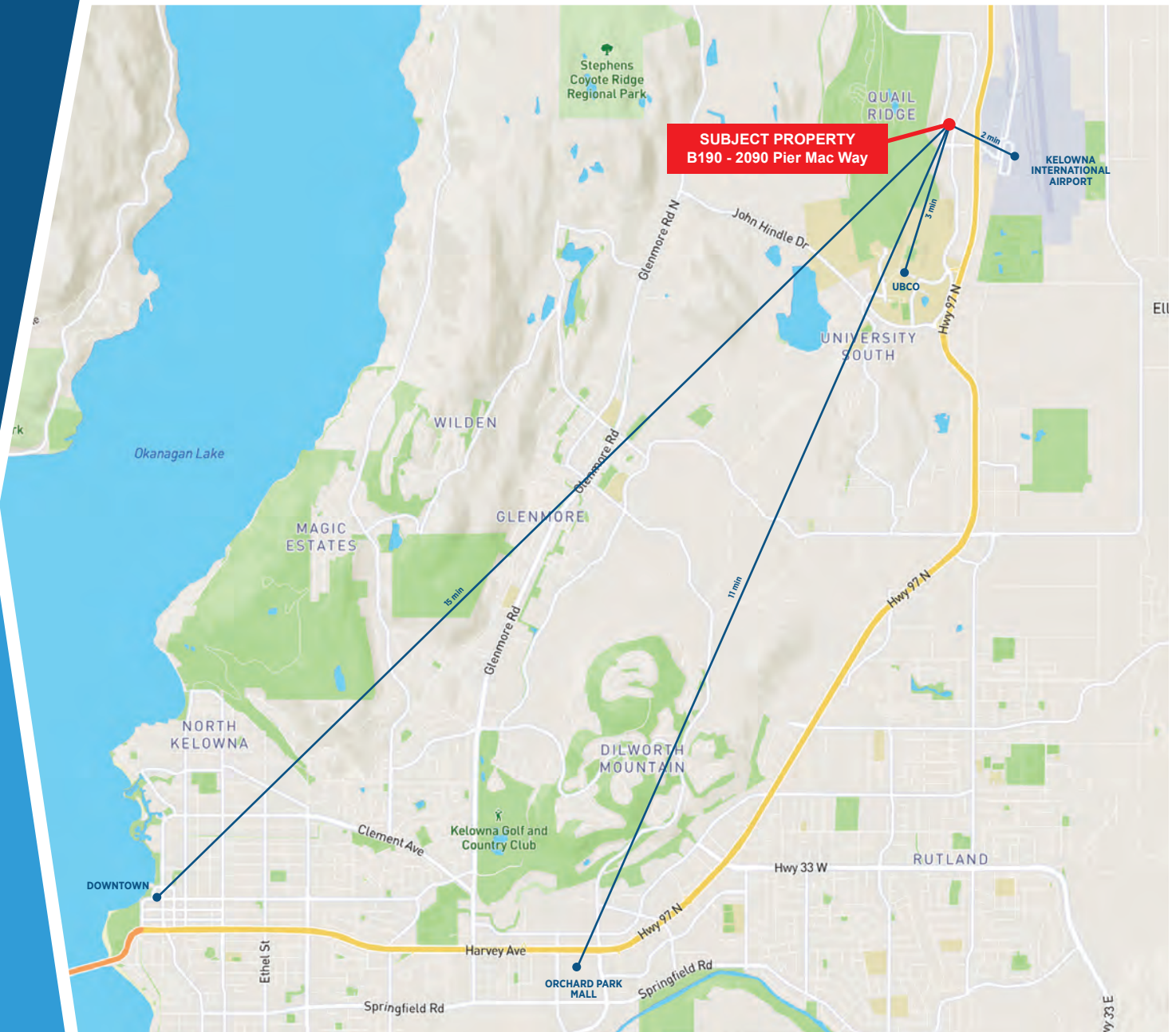


FOR LEASE

B190 - 2090 PIER MAC WAY

KELOWNA, BC

M|C|L
REAL ESTATE GROUP



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