

CARRINGTON BUSINESS PARK

**NOW OPEN
FOR BUSINESS**
PHASE 1/2 - 83% PRE-SOLD



STRATA STYLE WAREHOUSE UNITS

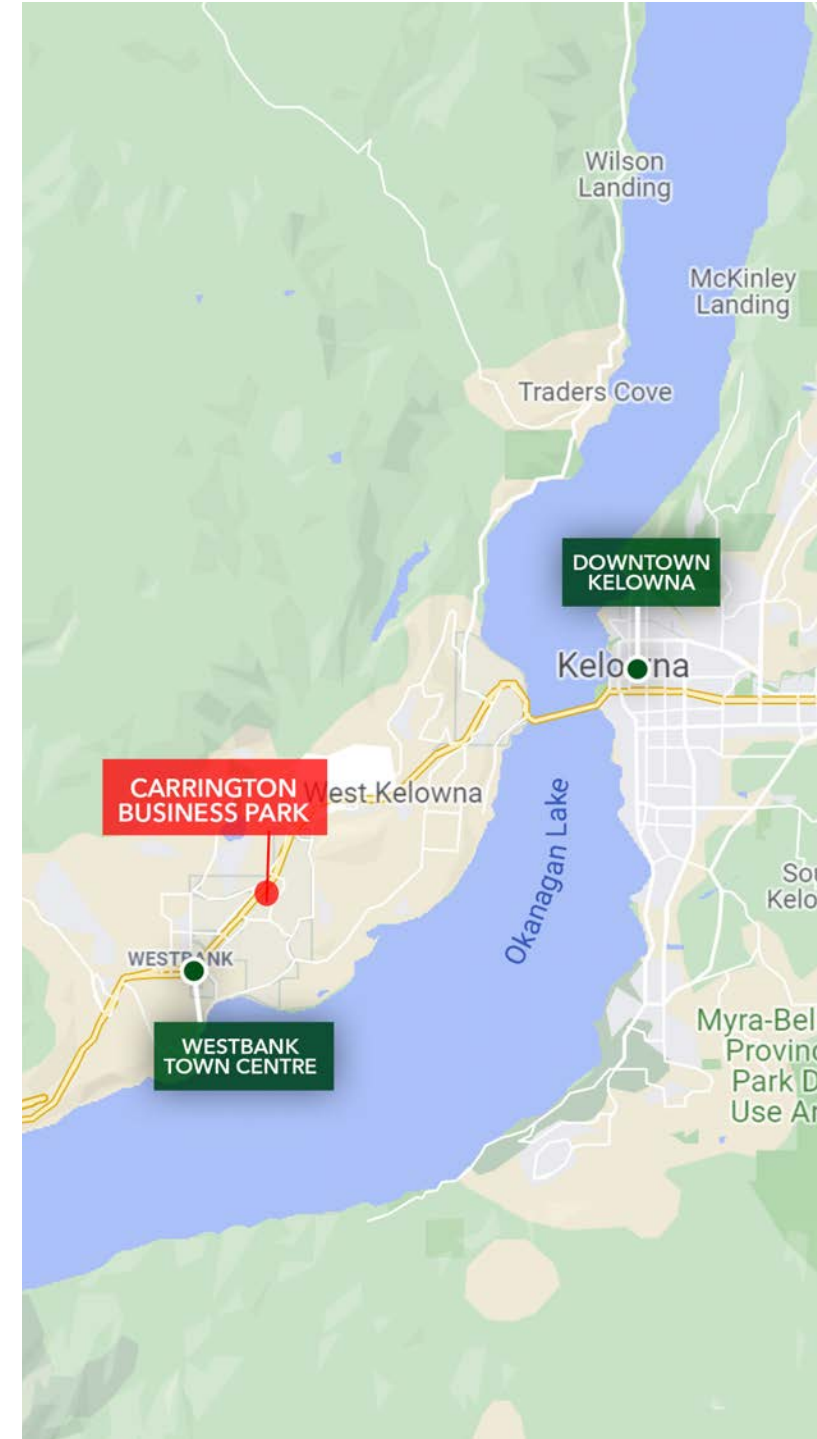
- Located in West Kelowna with Highway 97 exposure, 33,000+ vehicles/day
- Flexible zoning: Business Industrial, Service Commercial, Office, Residential & Ancillary Retail
- Added bonus: Finished washroom on main floor
- **BEST VALUE IN OKANAGAN (ONLY \$317/SF)**

Unison

HM COMMERCIAL REALTY

CARRINGTON BUSINESS PARK LOCATION

Carrington Business Park is strategically located in West Kelowna with highway exposure, offering easy access to Kelowna and nearby retail centres via Highway 97. The property offers a central location with easy access to transit, and walking distance to Walmart, Canadian Tire, Home Depot, Tim Horton's, Two Eagles Golf Course.



DEVELOPMENT OVERVIEW

WHAT'S INCLUDED IN THE PRICE

- Concrete foundations, painted/insulated tilt up exterior concrete walls, internal & roof steel structure, pre-finished thermally broken glazing, OH loading doors.
- Typical floor loads up to 300 lbs/sf (ground level), 50 lbs/sf (2nd floor). Ground level floor is concrete slab on grade; 2nd floor structure: TJI with Plywood Sheathing.
- Ceiling Heights: 24' to underside of ceiling truss in warehouse area, 13'6" to underside of 2nd floor joists, 9' heights on second floor.
- Concrete or gypsum board wall finishes that are taped, filled, sanded, ready for primer & paint.
- 12' x 12' exterior overhead doors at the front.
- ESP Sprinklers to open floor plan.
- 200A 120/208V, 3 phase 42 circuit electrical panel. There will be a floor mounted step down transformer in the unit powering this panel from a 70A, 347/600V, 3 phase service.
- Linear fluorescent or LED lighting will be installed in the warehouse, second floor, and ground floor storage/retail areas to meet the minimum requirements of the Building Bylaw.
- Sprinklered to an open floor plan, with floors and interior walls providing a fire resistance rating as required by the Building Code and in general compliance with NFPA-13.
- HVAC - rooftop unit with stubbed in supply & return. Heating on the ground (warehouse) floor is provided by gas fired unit heaters installed by the Vendor.

BONUSES YOU WON'T SEE ELSEWHERE

- Instead of a rough-in washroom, you receive a finished main floor washroom (interior walls primed & painted drywall with fixtures & accessories provided; vinyl plank flooring, drywalled ceilings under second floor).
- For a limited time, the Vendor will also provide a finished washroom on the second floor (same specs as above) except with tub/shower.
- Building C (Phase 3) - Units 301-307 will all have balconies over the front entrance and Unit 308 (SW corner) will have the best lake views in the development.

CARRINGTON BUSINESS PARK SITE PLAN



PRICING AS OF FEBRUARY 2024

Building B (Phase 2)


Unit #	212	211	210	209	208	207	206	205	204	203	202	201
Ground Flr	2,382	2,163	2,163	2,163	2,163	2,163	2,163	2,163	2,163	2,163	2,163	2,382
Mezz	1,084	990	990	990	990	990	990	990	990	990	990	1,084
Total	3,466	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,153	3,466
Price	SOLD	SOLD	SOLD	SOLD	SOLD	\$999,501	SOLD	\$999,501	\$999,501	\$999,501	SOLD	SOLD

Building C (Phase 3) - Coming Soon

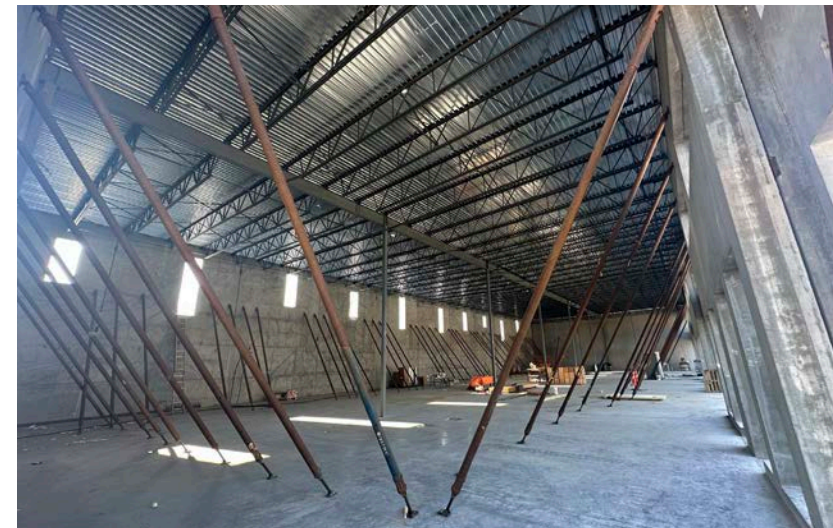
Unit #	308	307	306	305	304	303	302	301	Total
Ground Flr	2,615	3,065	3,065	3,065	3,065	3,065	3,065	2,863	23,867
Mezz	1,308	1,576	1,576	1,576	1,576	1,576	1,576	1,591	12,357
Total	3,922	4,641	4,641	4,641	4,641	4,641	4,641	4,454	36,224
Price	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA



COMPARABLE MARKET ANALYSIS

	Stratosphere (Airport BP)	IntraUrban McCarthy	Quail Ridge Business Pk	Mountain Lake Business Park	Dominion Business park	1990 Pier Mac Way	
Unit Sizes (SF)	7,645 to 17,325	2,068+	2,686 to 7,039	5,670 to 32,000	2101	2,091 to 26,737	3,922 sf to 36,222 sf
Max Ceiling height (clear to truss)	28'	28'	24'	26'	22'	24'	24'
Parking stalls/unit	1.4/1000	2	3 - 5	5 or more - depending on size of unit	2	2	Four (4) stalls dedicated per unit
Rough-in or Finished WR (Main Floor)	Rough in only	Rough in only	Rough in only	Rough in only	Rough in only	Rough in only	Finished Washroom (\$8,000 Value-Add)
Rough-in or Finished WR (Mezz)	Rough in only	Rough in only	Rough in only	Rough in only	Rough in only	Rough in only	Finished Washroom (\$10,000 Value-Add)
Highway Frontage?	NO	NO	NO	NO	NO	NO	YES
Office & Res. allowed on Mezz?	NO	NO	NO	NO	NO	NO	YES (2BR Layouts available)
Overhead Doors	12' x 14'	12' x 14'	12' x 14'	12' x 14'	12' x 14'	12' x 14'	12' x 12'
Zoning allows for Retail as ancillary use?	NO	NO	NO	NO	NO	NO	YES
Price/SF (including Mezzanine)	\$465+	\$390+	\$450+	\$440+	\$410+	\$450+	\$317+

CONSTRUCTION UPDATE PHOTOS





CONTACT US

Carrington Business Park offers the opportunity for savvy business owners or investors to purchase strata style warehouse units in West Kelowna. Be your own Landlord, build equity, and invest in the Central Okanagan's strong commercial real estate sector.

Contact us for further information and unit specifications.



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