

Pricing from \$250 PSF
Below Replacement Cost



FOR SALE OR LEASE | Building 2 - 9640 McCarthy Road, Kelowna, BC

INDUSTRIAL STRATA UNITS AT INTRAURBAN McCARTHY

- ▶ Brand new, premium industrial strata units
- ▶ 28' clear warehouse ceiling height
- ▶ Built-in concrete second floor mezzanine
- ▶ Skylight and operable windows

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NAI Commercial

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Salient Details

Available Area

Unit 101	4,028 SF
Unit 102	LEASED
Unit 103	3,388 SF
Unit 104	3,388 SF
Unit 105	3,388 SF
Unit 106	3,388 SF
Unit 107	3,388 SF
Unit 108	3,388 SF
Unit 109	3,388 SF
Unit 110	3,388 SF
Unit 111	3,388 SF
Unit 112	3,388 SF
Unit 113	5,445 SF
Contiguous Total	39,325 SF

Zoning

I2 General Industrial

Occupancy

Immediate

Parking

Minimum 2 reserved stalls per unit plus shared common stalls

Clear Ceiling Height

28' clear warehouse ceiling height

Introductory Lease Rate

\$10.00/SF in Year 1*

Additional Rent

\$6.64 PSF

Price

Starting from \$847,000
(\$250 PSF)

*For leases of 5 years or longer



Building 2 - 9640 McCarthy Road Kelowna, BC



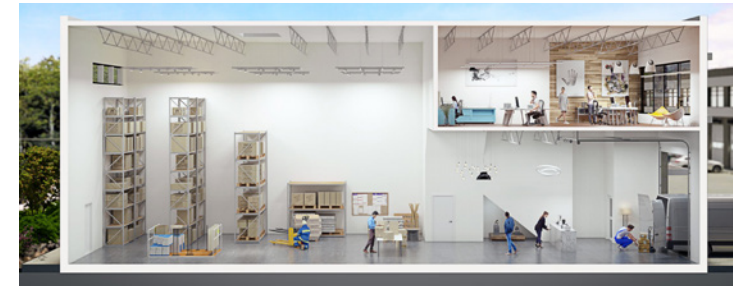
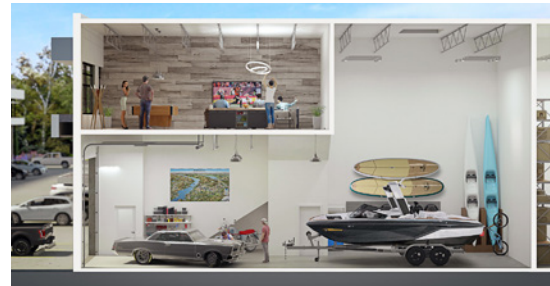
Location

9640 McCarthy Road is located in Kelowna's commercial hub north of Kelowna International Airport. Located off Highway 97, the project offers excellent connectivity to all parts of the interior and amenities.

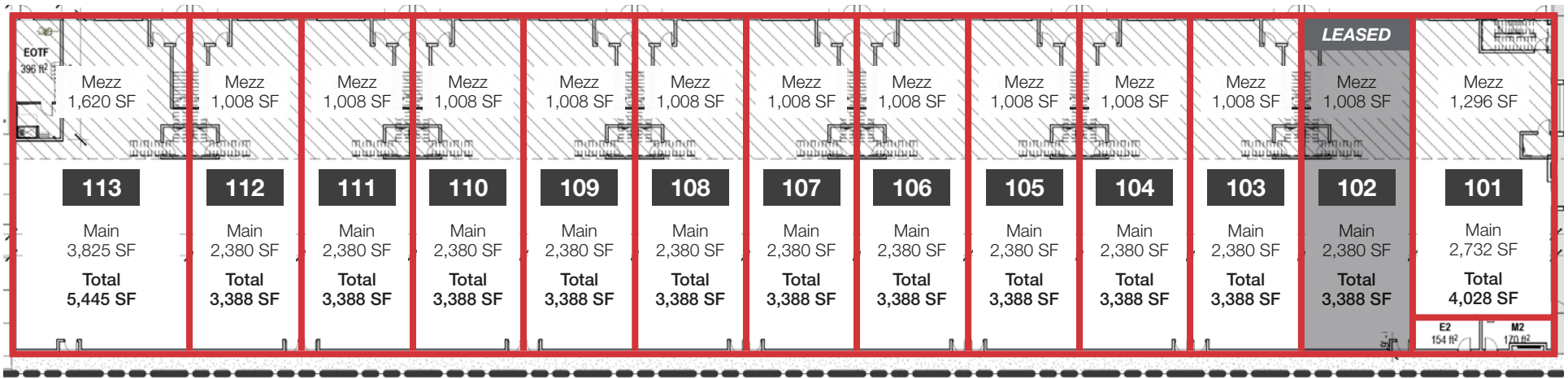
IntraUrban McCarthy

Developed by PC Urban, these high quality, premium units add to the highly successful track record achieved under the IntraUrban brand.

The units are extremely well designed to fit a variety of businesses and may be combined for those requiring larger premises. Moreover, the strategic location, high specifications and architectural design make 9640 McCarthy Road the ultimate for light industrial and commercial users, recreational storage and investors alike.



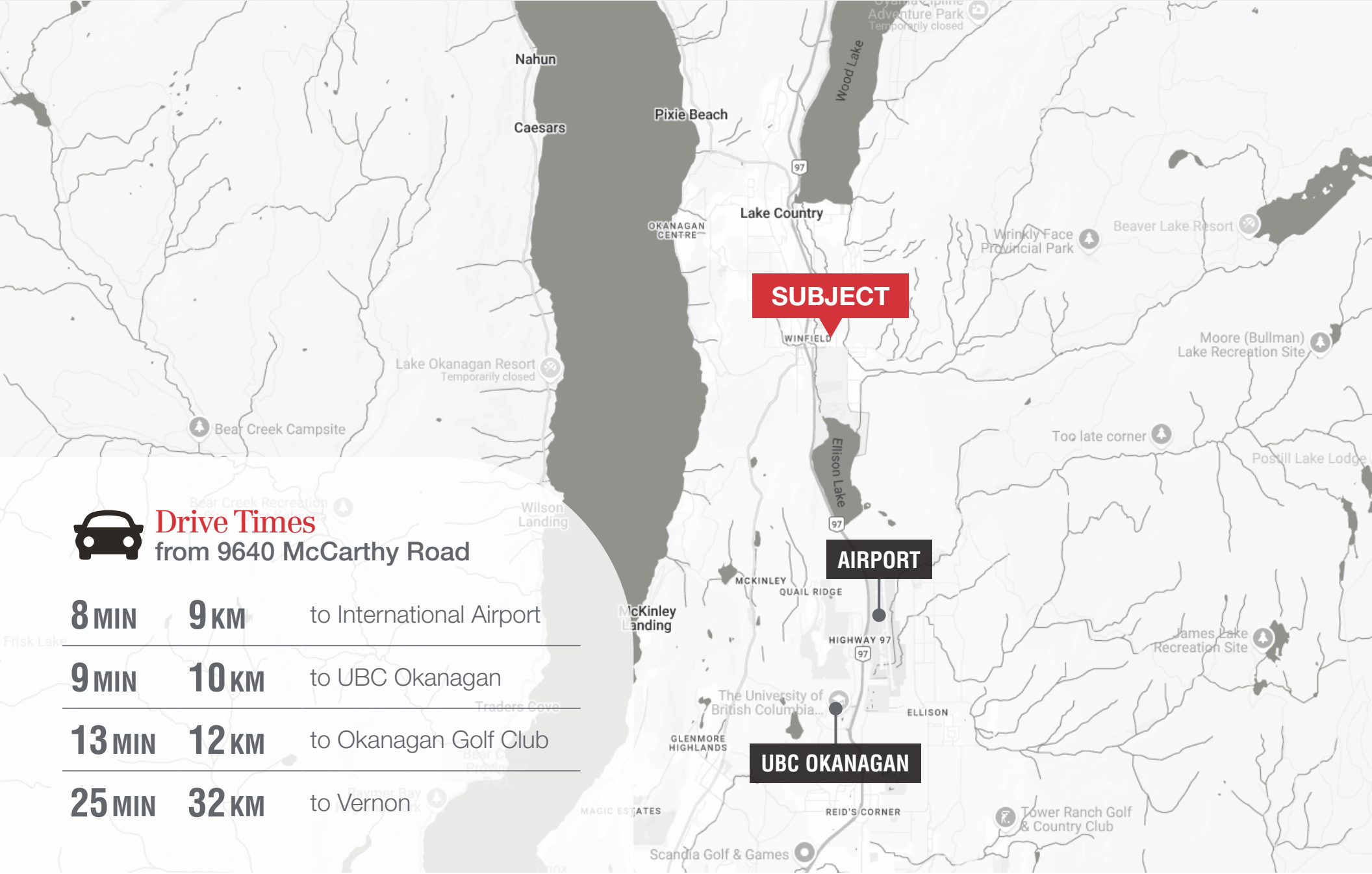
Strata Plan



Highlights

AVAILABLE AREA:	3,388 SF up to 39,325 SF contiguous
LOADING:	12' x 14' grade level overhead door per unit
CLEAR HEIGHT:	28' in main warehouse area
FLOOR LOAD:	500 lbs/SF main floor 100 lbs/SF mezzanine
POWER:	1 x 200 Amp 3-phase, 120/208 V
LIGHTING:	LED lighting
VENTILATION, HEAT & HVAC:	Warehouse ceiling fans, gas-fired heaters, and HVAC system installed ensuring proper ventilation and climate control
SPRINKLERS:	ESFR Sprinklers





SUBJECT



Drive Times

from 9640 McCarthy Road

8 MIN

9 KM

to International Airport

9 MIN

10 KM

to UBC Okanagan

13 MIN

12 KM

to Okanagan Golf Club

25 MIN

32 KM

to Vernon

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