



**FOR SALE & LEASE**  
**1990 & 2000 PIER MAC WAY**  
**KELOWNA, BRITISH COLUMBIA**  
**HIGH PROFILE INDUSTRIAL UNITS IN THE AIRPORT BUSINESS**



# KEY FEATURES



### GRADE LOADING

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



### ELECTRICAL SERVICE

100 Amp 3 Phase  
120/208V power



### WAREHOUSE HEATING

Gas fired unit heater



### MEZZANINES

Included



### UTILITIES

Separately metered



### NUMBERS

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



### CEILING FAN

60"



### CEILING HEIGHT

Approx. 24' clear in warehouse



### CONSTRUCTION

High efficiency insulated concrete tilt-up panels



### COMPLETION

Ready for Occupancy



### VARIOUS UNIT SIZES

This development features 13 high-exposure units thoughtfully designed to balance functionality, flexibility, and modern style. With the ability to combine spaces, units range from approximately 2,110 SF to over 16,000 SF, offering opportunities tailored to a wide variety of business needs. Located in the growing Airport Business Park, just minutes from Kelowna International Airport, this project delivers exceptional accessibility, visibility, and the chance to secure space in one of the region's most dynamic industrial areas.





Gateway Airport Park

Highway 97

Overland West Freight Lines

Quail Ridge Business Centre

Hexagon Purus & Hexagon Agility

KF Aerospace

Harmony Homes

Trail Appliances

Kelowna International Airport

Peoples Insulation and Drywall

Mountain Lake Industrial

Pier Mac Way

SUBJECT PROPERTY

Simplee Boba

Four Points by Sheraton

Grizzly Bear Bistro & Bar

Public Liquor

Nesters Market

Three Lakes Brewing

Finning Canada & The Cat Rental Store

The VAULTS I and II

Stratosphere by Beedie

Starbucks

Quail Ridge Blvd

# AMENITIES

## AMENITIES

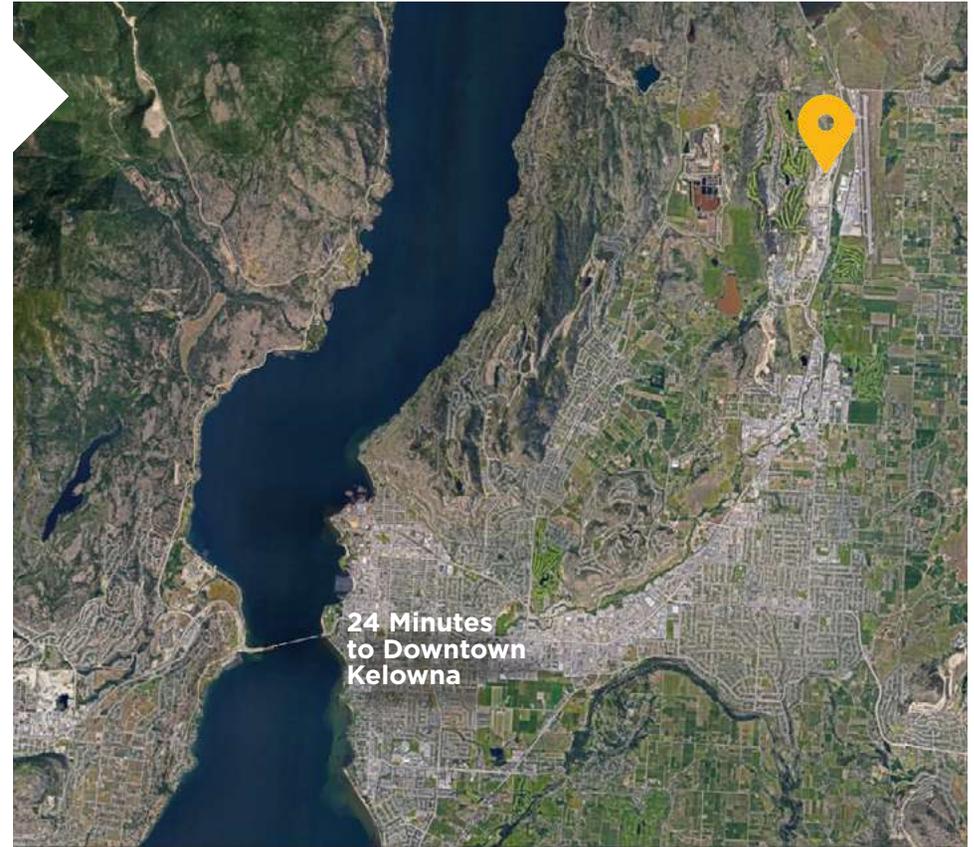
1. Nesters Market
2. The Okanagan Golf Club
3. Four Points by Sheraton
4. Hampton Inn & Suites
5. Public Liquor Store
6. Grizzly Bear Bistro & Bar
7. Three Lakes Brewing

## COFFEE

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

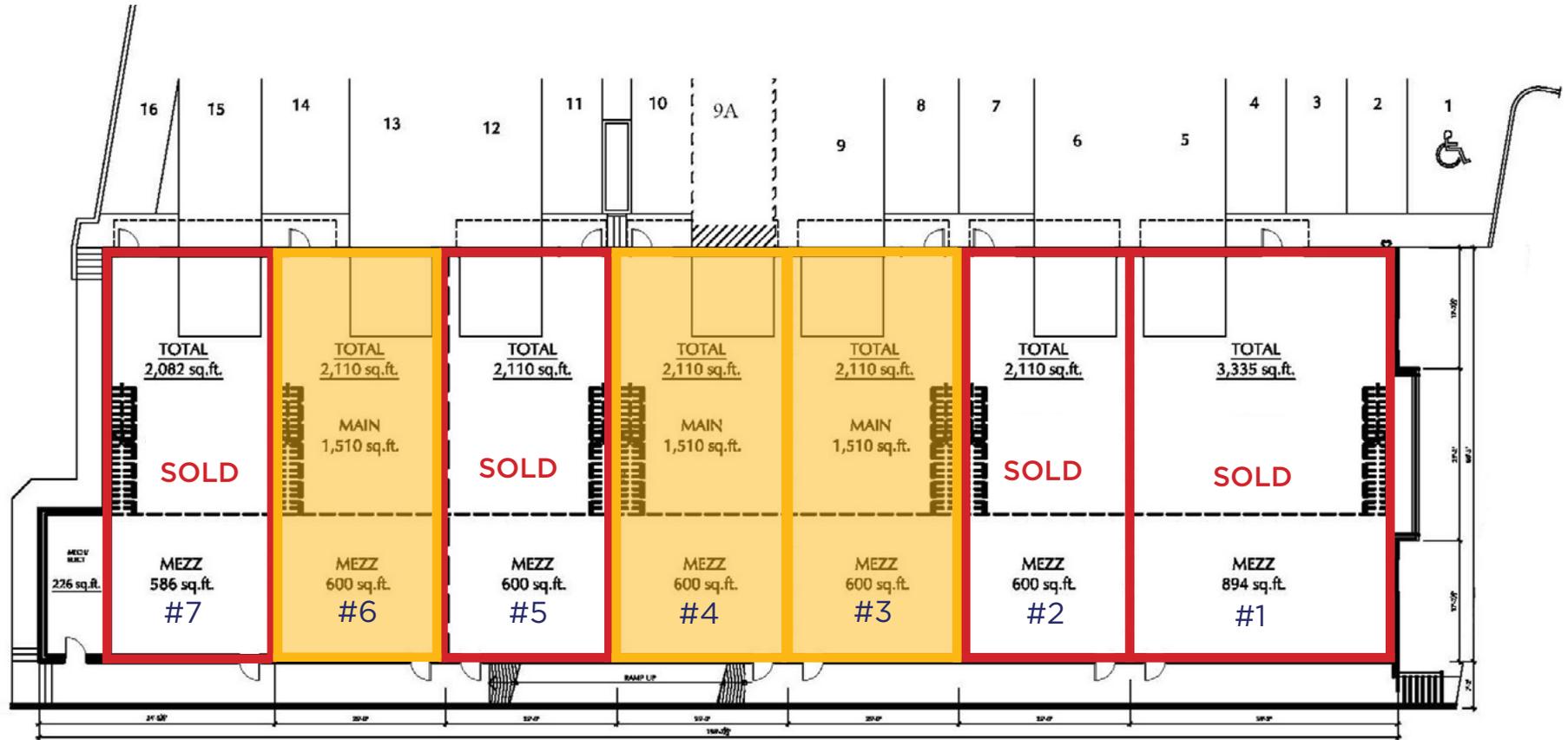
## BUSINESSES / COMMUNITY

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



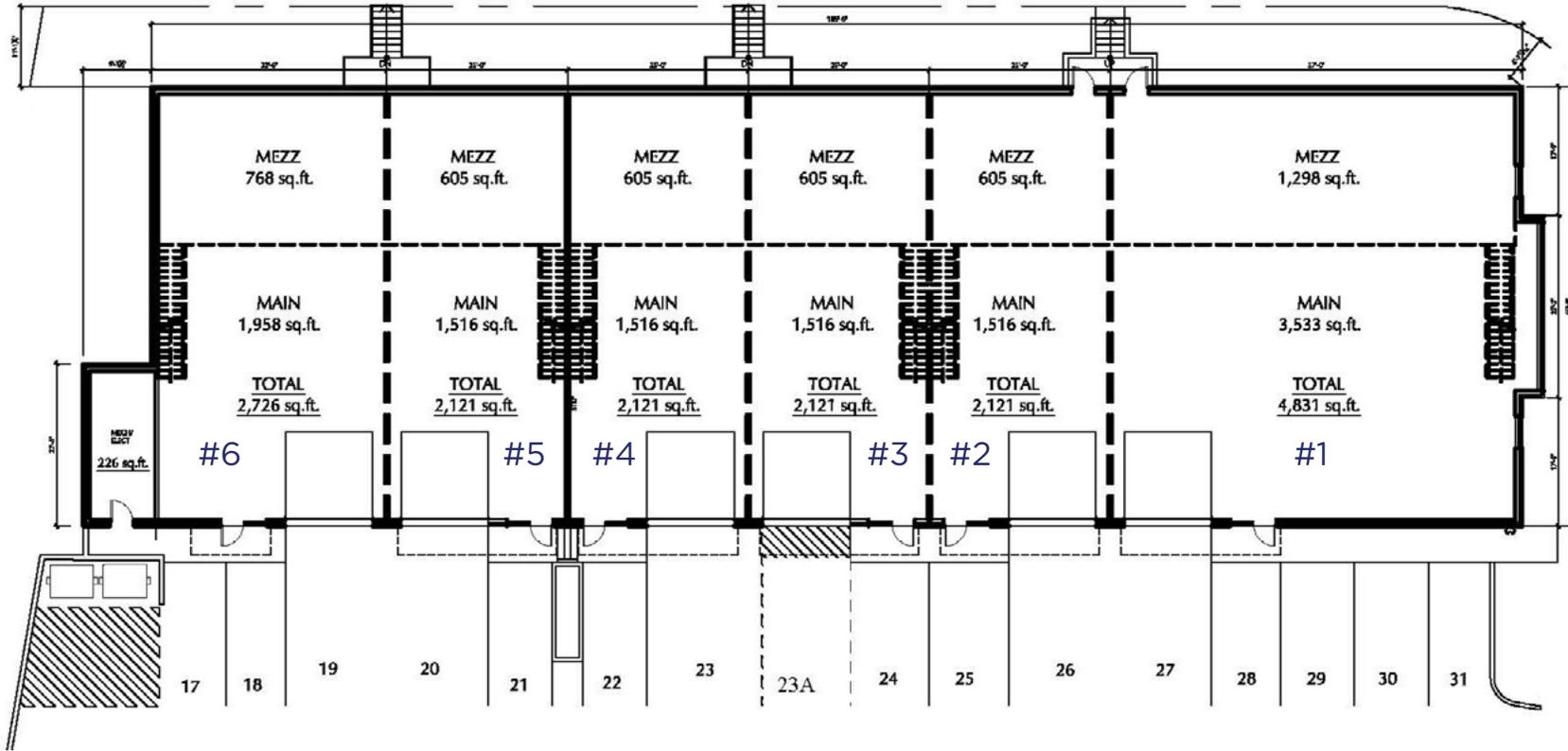
# THE AREA

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	Sold
#6	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Available
#7	1,496 +/- SF	586 +/- SF	2,082 +/- SF	Sold



## 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.

### NOEL ACRES

PERSONAL REAL ESTATE CORPORATION

noel.acres@venturecommercial.ca  
250.826.6635

### JASON WILLS

PERSONAL REAL ESTATE CORPORATION

jason.wills@venturecommercial.ca  
250.300.5477

*Venture Commercial was born from a competitive vision to re-imagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.*

*Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.*

This document has been prepared by Venture Realty Corp. for advertising and general information only. Venture Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Venture Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of the this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Realty Corp. and/or its licensor(s). 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.