



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

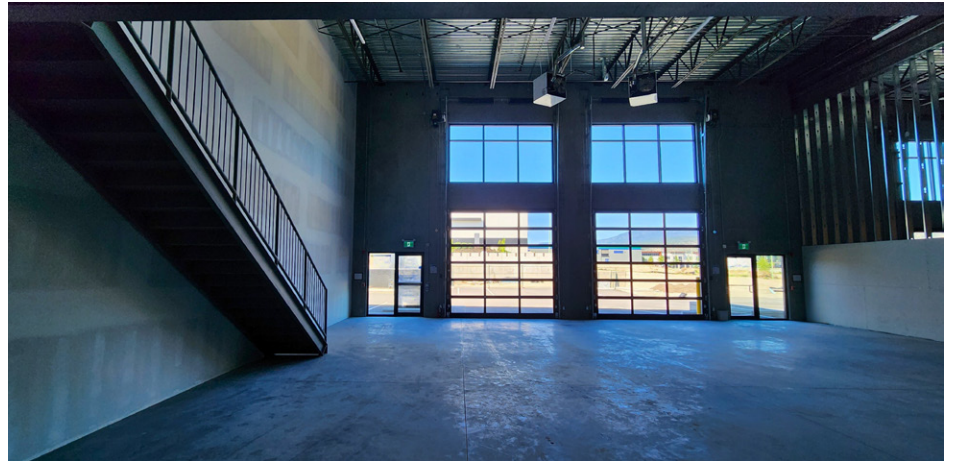


VARIOUS UNIT SIZES

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.



PROJECT: 1990 & 2000 PIER MAC WAY





AMENITIES

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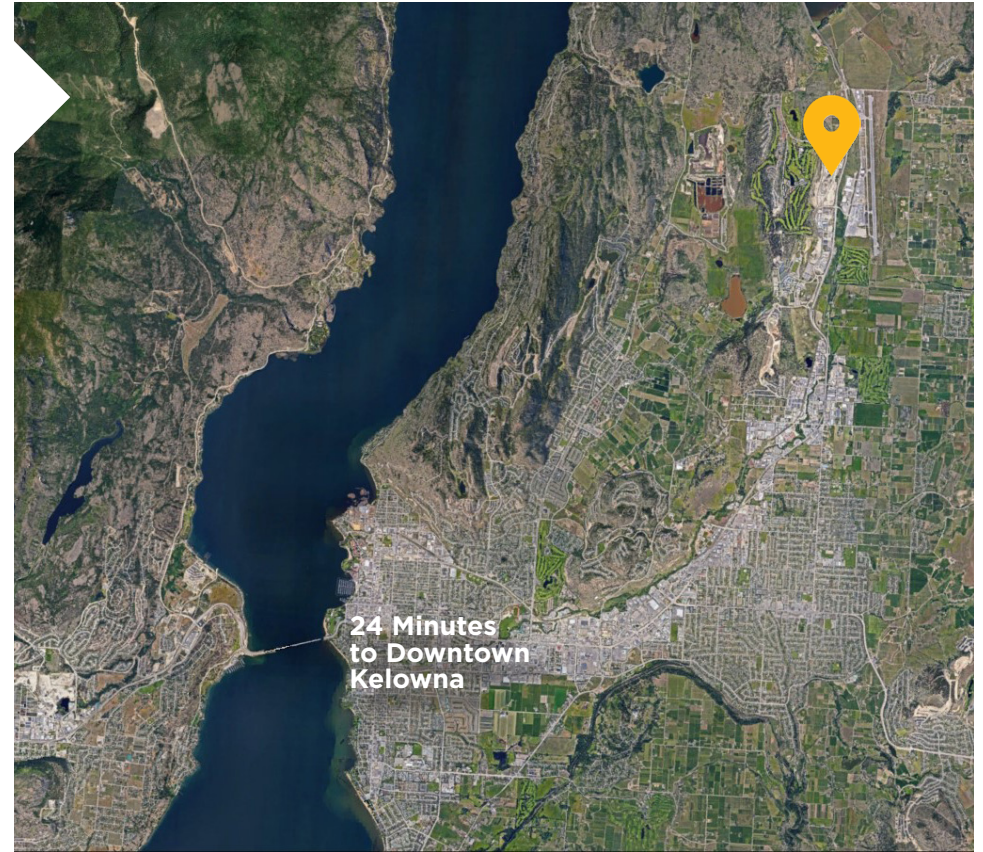
1. Nesters Market
2. The Okanagan Golf Club
3. Four Points by Sheraton
4. Hampton Inn & Suites
5. Public Liquor Store
6. Grizzly Bear Bistro & Bar
7. Three Lakes Brewing

COFFEE

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

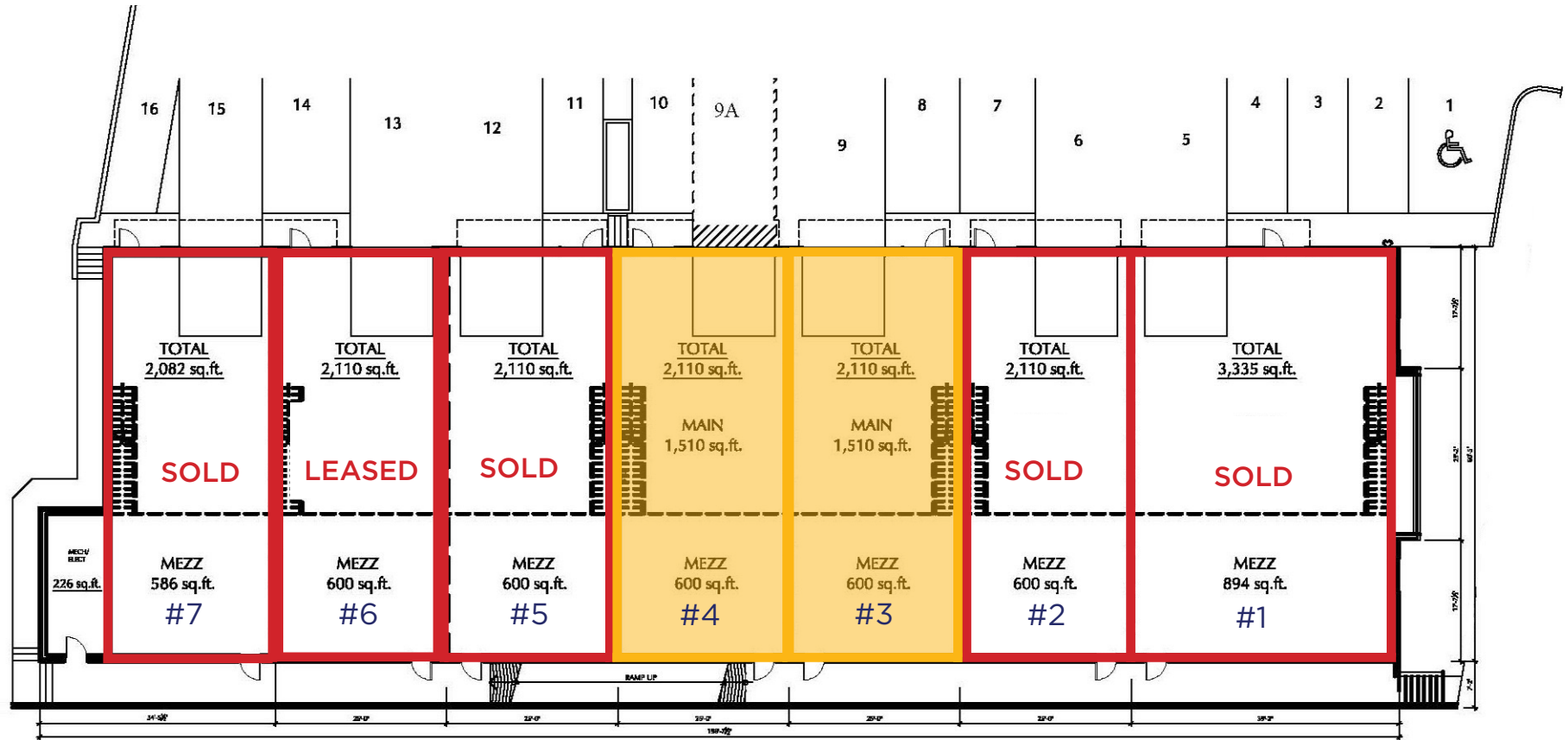
BUSINESSES / COMMUNITY

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



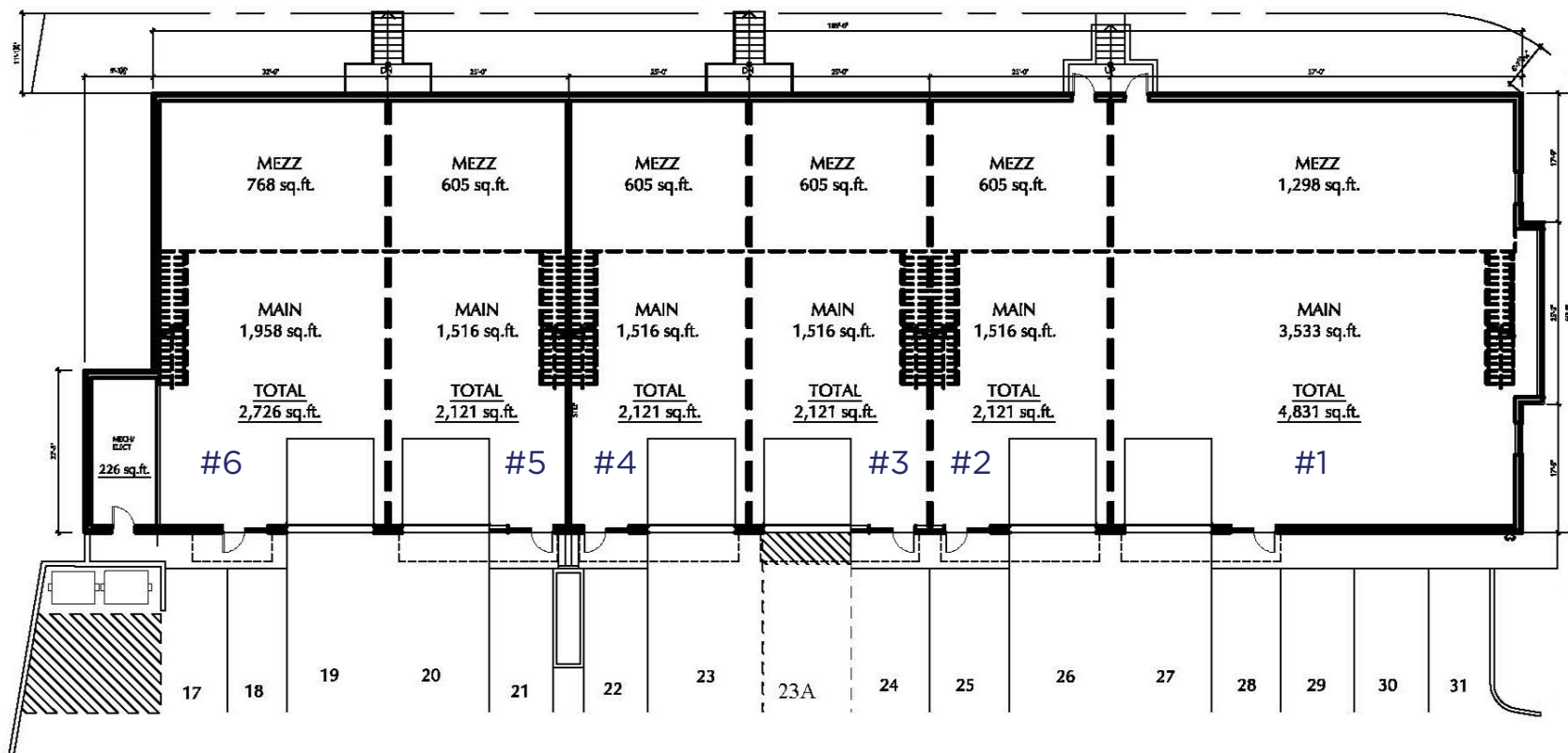
THE AREA

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	Sold
#6	1,510 +/- SF	600 +/- SF	2,110 +/- SF	Leased
#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.

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