

#103-1965 PIER MAC WAY, KELOWNA
12FT GRADE AND 10FT DOCK LOADING BAYS

**FOR
LEASE**



WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558









OVERVIEW

+/- 5,500SF of warehouse space strategically located across from the Kelowna International Airport with the potential to have high exposure signage opportunities facing Highway 97. The unit has a 12ft grade loading bay and a 10ft dock loading bay with an electronic lift. The interior has a 32ft clear ceiling height which allows tenants to maximize the available racking and storage space. It also includes a 225AMP panel, W/C accessible washroom, exclusive onsite parking, and two high efficiency heaters. Existing racking and steel mezzanine included.

PROPERTY HIGHLIGHTS

-  Highway 97 signage opportunity
-  12ft grade and 10ft dock loading bays
-  32ft clear ceiling height
-  Onsite parking available

FOR LEASE
#103-1965 PIER MAC WAY
KELOWNA



SIZE
+/- 5,500 SQFT



PARKING
3 onsite stalls



ZONING
I2



BASIC RENT
\$19.75/SF

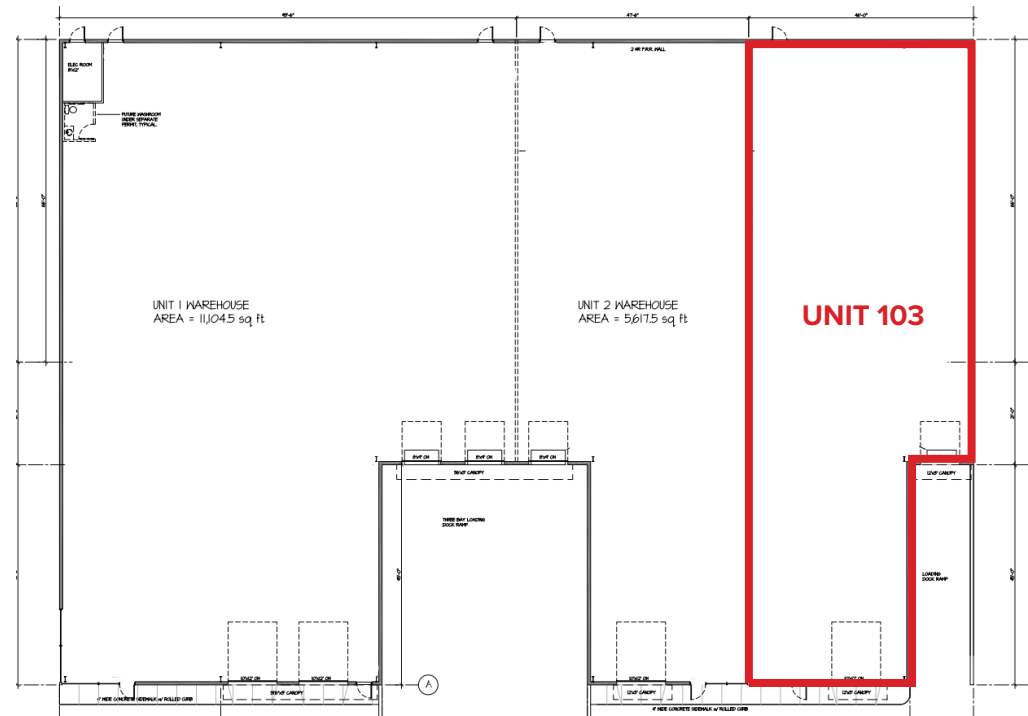


ADDITIONAL RENT
\$6.00/SF



FEATURES

- 12ft grade loading bay
- 10ft dock loading bay with an electronic lift
- 32ft clear ceiling height
- 225AMP panel
- two high efficiency heaters



LOCATION

Located within the Airport Business Park, and is directly across from the Kelowna International Airport, which is currently undergoing its own growth and expansion plans. The area surrounding the business park is home to the UBCO campus, and is comprised of mixed commercial and industrial users including some hotels and retail amenities.

FOR MORE INFORMATION CONTACT

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