#103-1965 PIER MAC WAY, KELOWNA

12FT GRADE AND 10FT DOCK LOADING BAYS

FOR **LEASE**



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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

12



BASIC RENT

\$19.75/SF



ADDITIONAL RENT

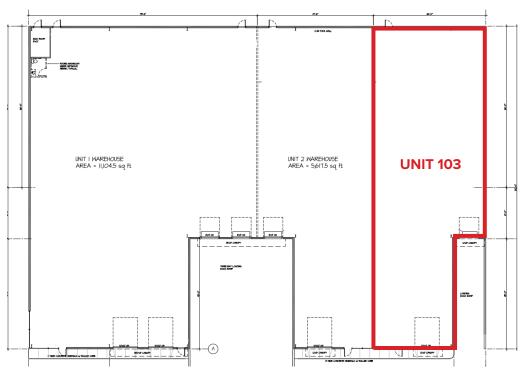
\$6.00/SF



FEATURES

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





LOCATION

FOR MORE INFORMATION CONTACT

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.

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