

OKANAGAN'S NEWEST INDUSTRIAL BUSINESS PARK



SALE & LEASING OPPORTUNITIES
448,796 SF BUILDING AND STRATA LOTS
AVAILABLE FROM 2.47 ACRES UP TO 77.79ACRES

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OPPORTUNITY

Introducing the Okanagan's latest industrial business park totalling 77.79 acres with development land opportunities from 2.47 acres. The subject building is the former Owens-Illinois glass plant in Coldstream, BC. It consists of a 448,796 SF footprint manufacturing and warehouse facility on approximately 15 acres of land.

PARK BENEFITS

ECONOMIC BENEFITS TO PARK

Enhanced market image, reduction of operating and transportation costs, reduction of infrastructure and disposal costs, reduction of environmental liability

COMMUNITY BENEFITS

Job creation, improved tax base, improved environment and habitat, improved business attraction, expression, and retention

OPPORTUNITIES FOR SHARED INFRASTRUCTURE & SERVICES

Transportation, warehousing, shipping & handling, administration, legal & accounting, waste treatment

OPPORTUNITIES FOR REGIONAL INDUSTRIES

Hydroponics, dairy & cheese processing, fruit & vegetable processing, canneries, fish/chicken/meat processing, wineries, building materials, greenhouses, forestry, manufacturing, builders and trades, green energy tech, aquaculture, water, energy, marketing, research & development, training, public & private financing



ENVIRONMENTAL BENEFITS

Protection and preservation of natural habitat, reduced greenhouse gas emissions, promote the concept of "reduce, reuse, recycle, recover", green technology development



SITE FEATURES

- 1 Packed gravel employee parking lot
- 2 Paved truck loading and visitor parking
- 3 Framed guard house with 24-hour security patrol and gate watch
- 4 8' chain link fence with barbed wire enclosing the plant area
- 5 3-storey industrial warehouse and office building
- 6 Large open area warehouse component
- 7 Onsite double railway spur with siding leading to a Canadian National Railway
- 8 Various lot sizes available and ability to customize to specific requirements
- 9 New roofing with a 20 year warranty complete in 2018 by CentiMark Corporation

SITE OVERVIEW

AREA

77.79 acres

BUILDINGS

1

ZONING

I-2 General Industrial

YEAR BUILT

1969, substantially renovated in 2017-2018

BUILDING AREA

448,796 SF

ACCESS

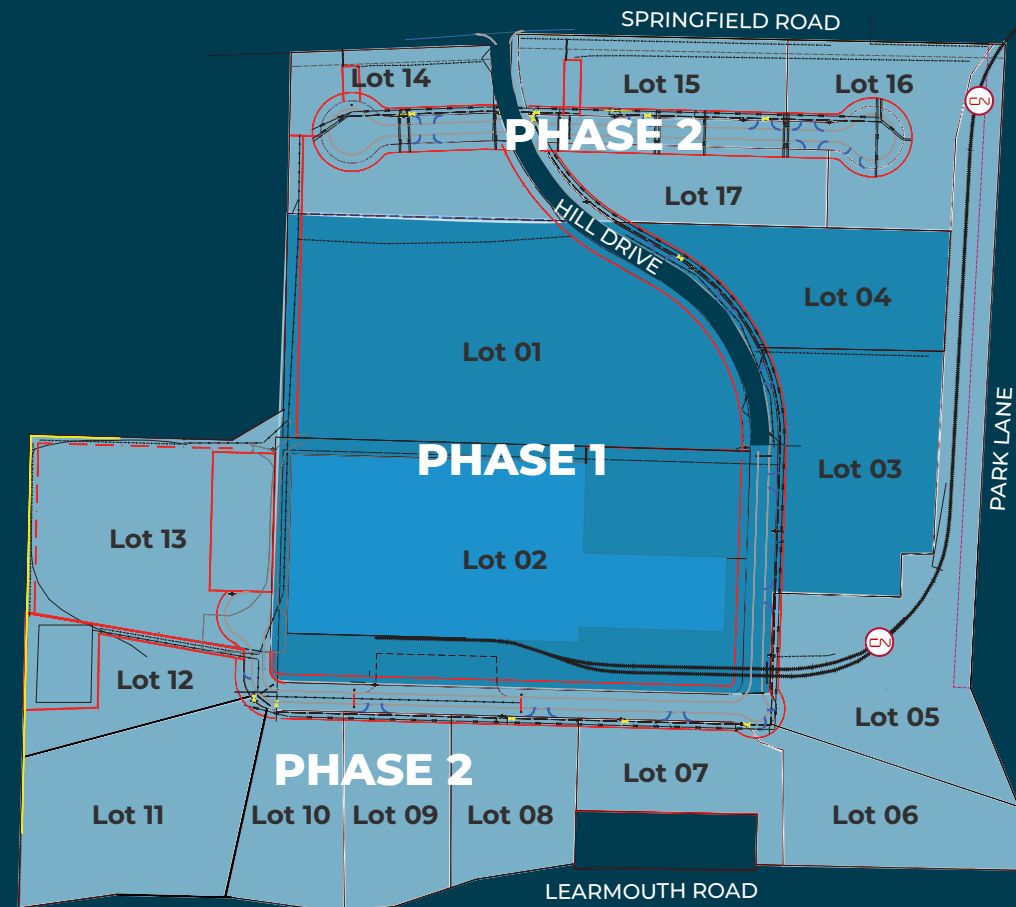
Site access from Hill Drive, providing access to Highway 6, and has been extended to the northern half of the subject site to the plant

SERVICES

- 2 sources of water supplied to the main building from a 10" line to Park Lane Road
- Natural gas
- On-site septic system

ADDITIONAL SERVICES

- In progress of upgrading to BC Hydro transmission rate power, which offers reduced rates and increased capacity (138kv with 60MVA capacity)
- Waste water treatment and removal of septic system
- During subdivision there will be construction of a transportation hub which offers rail access to all business on site

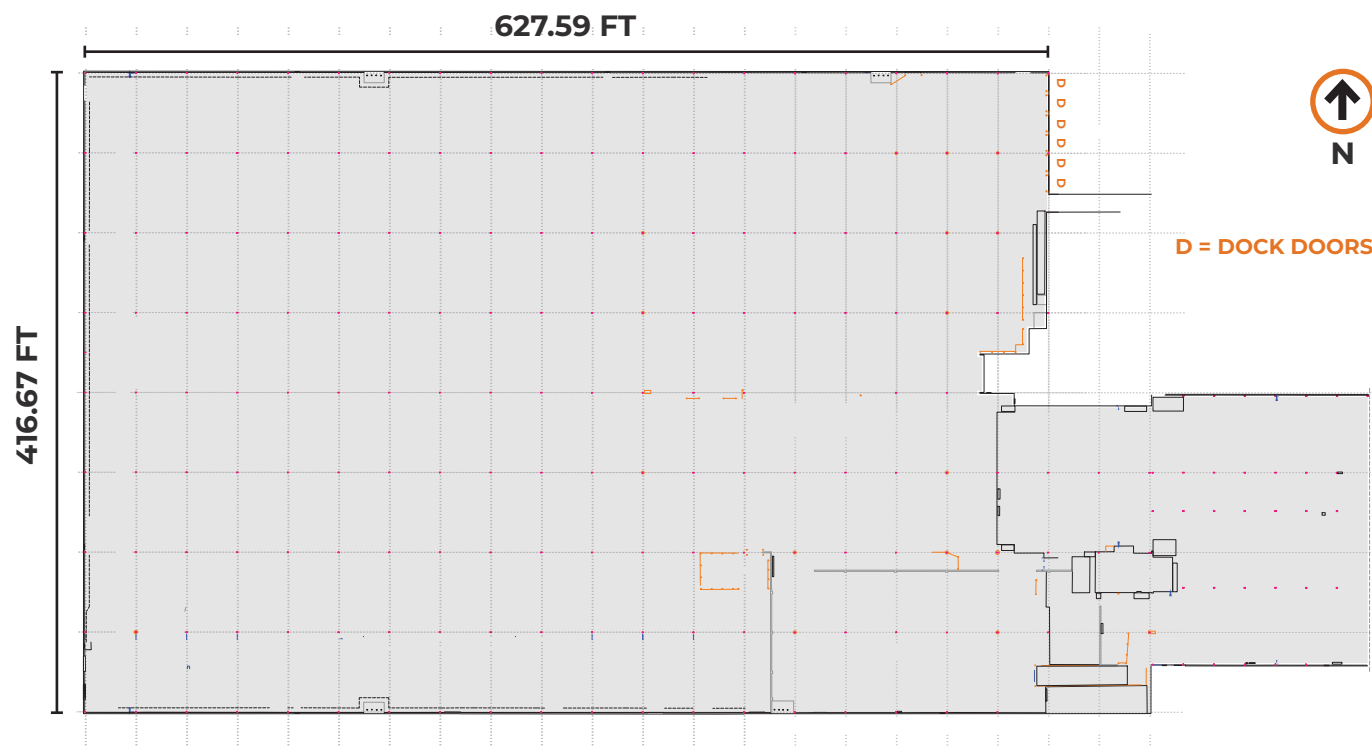


BARE LAND STRATA LOTS

Lot 1	11.92 acres
Lot 2	14.90 acres
Lot 3	4.72 acres
Lot 4	3.82 acres
Lot 5	5.27 acres
Lot 6	3.39 acres
Lot 7	2.52 acres
Lot 8	2.55 acres
Lot 9	2.61 acres
Lot 10	2.47 acres
Lot 11	4.63 acres
Lot 12	2.72 acres
Lot 13	4.18 acres
Lot 14	4.00 acres
Lot 15	2.77 acres
Lot 16	2.74 acres
Lot 17	2.58 acres

*Strata lots can be configured to any size of 1 ha and up

BUILDING PLAN



BUILDING FEATURES

LOADING

- 3 truck level doors
- 6 loading dock doors
- 4 dock rail doors
- 6 interior drive-in doors

OFFICE SPACE

11,296 SF

CEILING HEIGHT

24' to 38' clear

PARKING

200 parking stalls

ELETRICAL SERVICE

- 3-Phase 25K volt overhead*
- 3-Phase 600volt 245 amp diesel generator back-up power

LIGHTING

LED fixtures

CONSTRUCTION

Concrete block, steel frame

SPRINKLERS

Fully sprinklered and converted to a dry system

COMMUNICATIONS

Fiber optic telephone

*in the process to upgrade to 138KV / 60MVA

LOCATION

The subject property is situated in the city of Coldstream located at the northern end of the Okanagan Valley and southeast of Vernon, BC. Located minutes away from Highway 6 providing easy access to the Okanagan Valley.



DRIVE TIMES

12 MIN to Vernon **11 MIN** to Lumby **35 MIN** to Armstrong **45 MIN** to Kelowna **5 HRS** to Vancouver **6.5 HRS** to Calgary **9 HRS** to Edmonton **15 HRS** to Prince Rupert



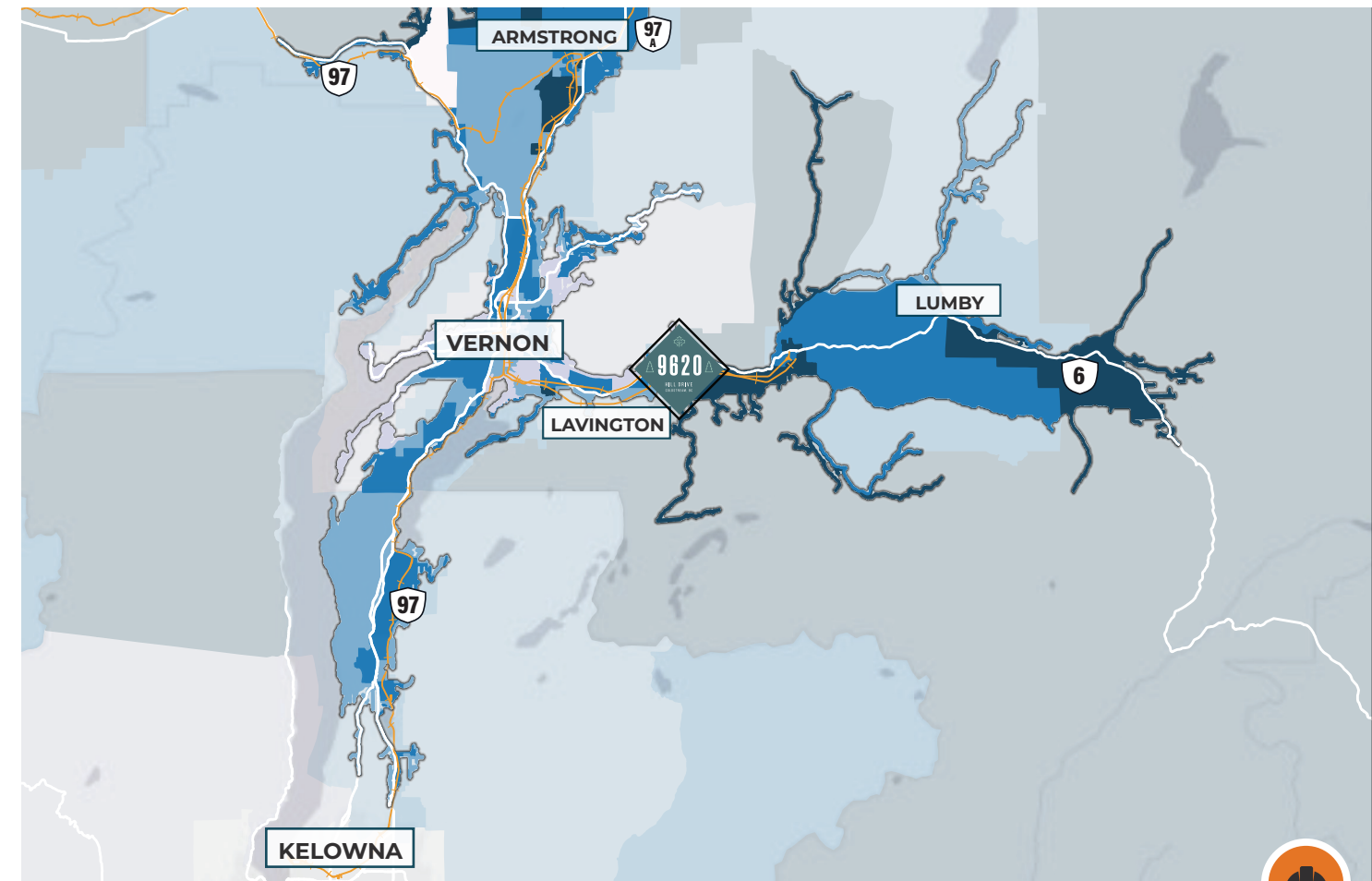
INTERNATIONAL SHIPPING TIMES

FROM PRINCE RUPERT

264 hrs to Hong Kong **232 hrs** to Shanghai **192 hrs** to Tokyo

FROM VANCOUVER

289 hrs to Hong Kong **255 hrs** to Shanghai **214 hrs** to Tokyo



10-20% 20-30% 30-40% More than 40%

LABOUR FORCE

2019 ESTIMATES

WITHIN 60 MIN

48,204

	Management	4,591
	Business, finance and administration	6,800
	Natural and applied sciences and related	2,158
	Health occupations	4,341
	Occupations in social science, education, government service and religion	4,481
	Occupations in art, culture, recreation and sport	1,029
	Sales and service	10,992
	Trades, transport and equipment operators and related	9,293
	Occupations unique to primary industry	2,223
	Occupations unique to processing, manufacturing and utilities	2,296

DEVELOPED BY:



Restoration Lands Inc.
Developing for a greater purpose

FOR ADDITIONAL INFORMATION ON SALE OR LEASING OPPORTUNITIES, PLEASE CONTACT:

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