

MATRIX BUSINESS CENTRE



 **EAGLE
BUILDERS**
THE PRECAST CONCRETE CONNECTION

STRATA OFFICE / WAREHOUSE FOR SALE

2030 MATRIX CRESCENT, KELOWNA BC

11 UNITS AVAILABLE 3,299 SF +

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



MATRIX CRESCENT

**PROPERTY
DETAILS**



MUNICIPAL ADDRESS
2030 Matrix Court, Kelowna BC



BUILDING SIZE
Ground Floor: 29,451 SF
Mezzanine: 13,710 SF
Total SF: 43,161 SF



ZONING
CD15



POSSESSION
Immediate

THE OPPORTUNITY

Matrix Business Centre will offer purchasers an opportunity to own in the Airport Business Park. Purchasers will be able to accommodate their warehouse and office needs within a brand new Precast concrete development that offers Purchasers flexibility to combined spaces from 3,299 to 43,161 square feet with ample parking on site.

**MATRIX
BUSINESS
CENTRE**

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FEATURES

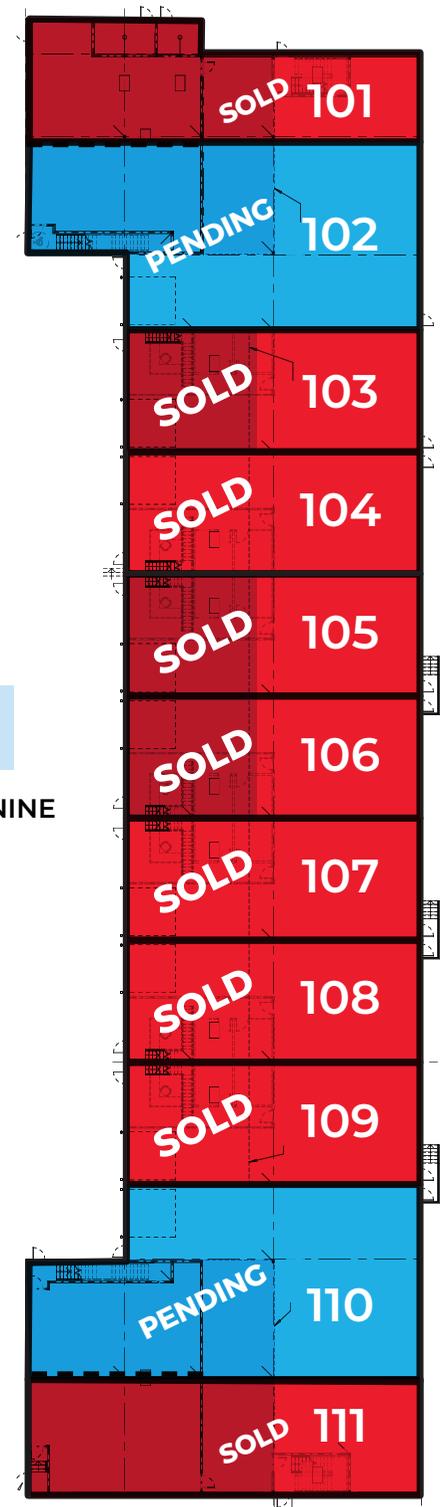
- 24' clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 12' (H) x 12' OH doors
- Built-in open mezzanine with 100 lb psf load capacity
- HVAC stubbed in to mezzanine
- 300 lb psf load capacity on the main floor
- Rough in plumbing for future washrooms provided
- Minimum 3 parking stalls per unit.
- Possession - Immediate

FLOOR PLAN

UNIT	GROUND FLOOR	MEZZANINE	TOTAL SF	PRICE
101	2,285 SF	1,600 SF	3,885 SF	SOLD
102	4,426 SF	1,747 SF	6,173 SF	PENDING
103	2,325 SF	974 SF	3,299 SF	SOLD
104	2,325 SF	974 SF	3,299 SF	SOLD
105	2,325 SF	974 SF	3,299 SF	SOLD
106	2,325 SF	974 SF	3,299 SF	SOLD
107	2,325 SF	974 SF	3,299 SF	SOLD
108	2,325 SF	974 SF	3,299 SF	SOLD
109	2,325 SF	974 SF	3,299 SF	SOLD
110	4,425 SF	1,747 SF	6,172 SF	PENDING
111	3,000 SF	1,758 SF	4,758 SF	SOLD

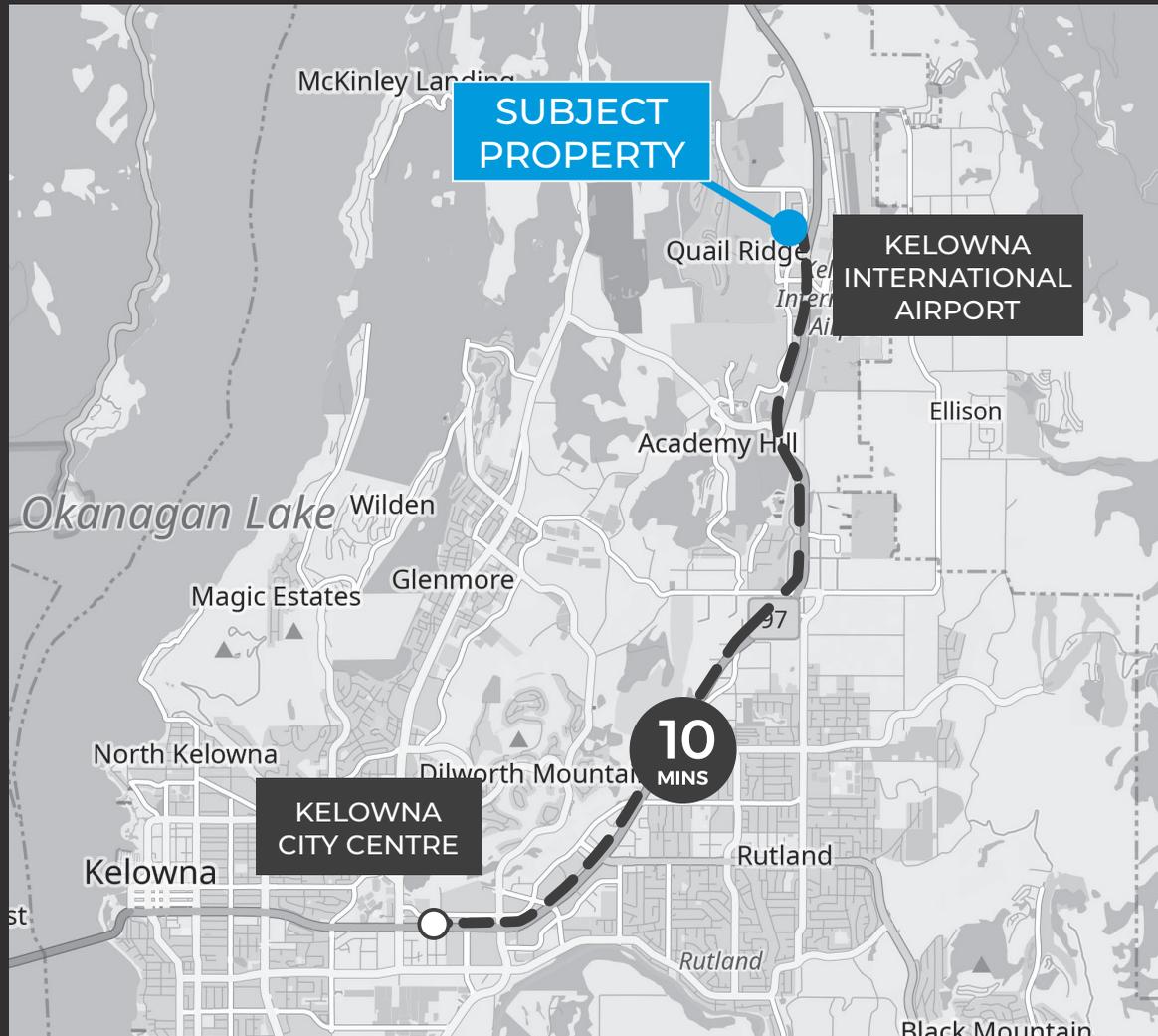
*Units 102 & 110 have 1 - 12' x 14' OH door

Updated Oct. 12, 2021



MATRIX BUSINESS CENTRE

LOCATION OVERVIEW



CONTACT

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MATRIX BUSINESS CENTRE

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