

MATRIX BUSINESS CENTRE



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



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

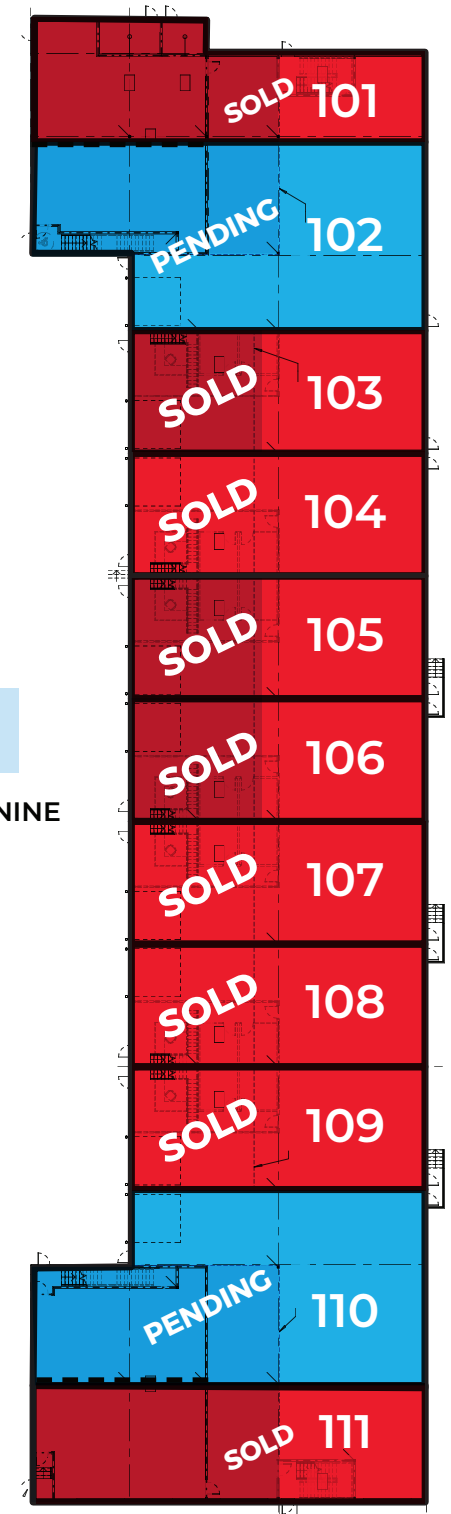
FLOOR PLAN

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

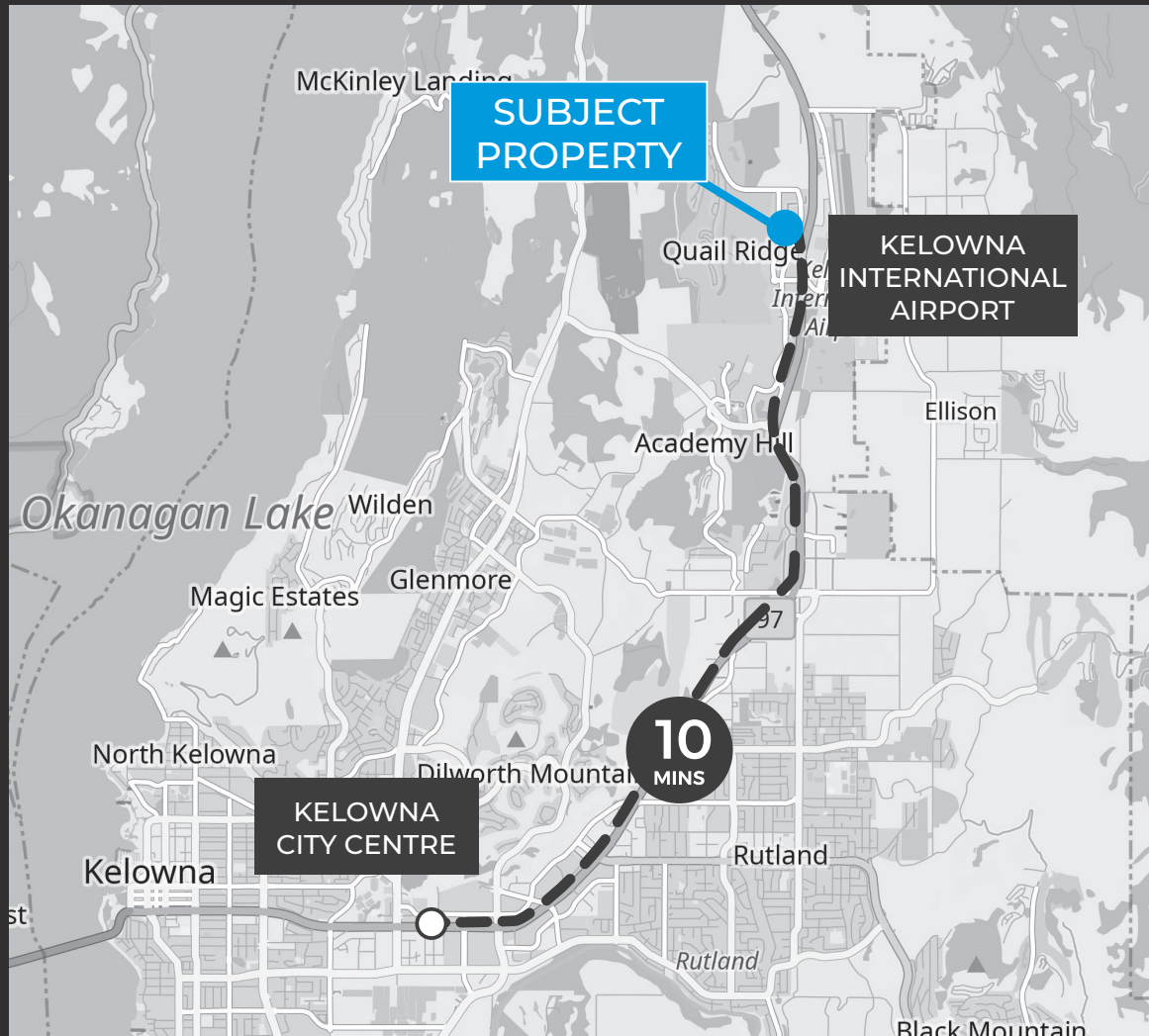
Updated Oct. 12, 2021

MEZZANINE



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LOCATION OVERVIEW



CONTACT

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