

INTRAUrBAN McCarthy - Pricing Matrix

PHASE I

| Unit # | 112 | 111 | 110 | 109 | 108 | 107 | 106 | 105 | 104 | 103 | 102 | 101 |
|--------------------|----------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------|
| Ground | 2,456 sf | 1,770 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 2,285 sf |
| Mezz | 1,234 sf | 1,003 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 1,403 sf |
| Total | 3,690 sf | 2,773 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 3,688 sf |
| Total Price | | \$1,109,200 | \$806,520 | \$806,520 | \$785,840 | \$785,840 | \$806,520 | \$806,520 | \$806,520 | \$827,200 | \$827,200 | |

| Unit # | 124 | 123 | 122 | 121 | 120 | 119 | 118 | 117 | 116 | 115 | 114 | 113 |
|--------------------|----------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------|
| Ground | 2,910 sf | 1,770 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 2,337 sf |
| Mezz | 1,649 sf | 1,003 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 1,403 sf |
| Total | 4,559 sf | 2,773 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 3,740 sf |
| Total Price | | \$1,109,200 | \$827,200 | \$806,520 | \$806,520 | \$785,840 | \$785,840 | \$806,520 | \$806,520 | \$827,200 | \$827,200 | |

Zoning: I2 - General Industrial

Updated Feb 2, 2023

IntraUrban McCarthy is the perfect space for a variety of small and medium-sized businesses:

Bakeries, microbrewers, food manufacturing, construction supply, wholesalers and distributors, small manufacturing (furniture, fashion, tools, etc.), high-tech/creative studio and recreational storage

Features

- 28' Clear warehouse ceiling height
- One 12' x 14' grade level front loading door per unit (with the possibility of combining units for rear loading opportunity)
- 500 lbs/sf loading capacity on the main floor and 100 lbs/sf on mezzanine
- 3-Phase power supply (200 amp) suits the most demanding of businesses
- Separately metered utilities
- ESFR Sprinklers
- Built-in concrete second floor mezzanine for roughed-in washroom plumbing
- Primed & painted mezzanine walls, and efficient LED lighting makes a convenient office space
- Accessible washroom built-out on ground floor and white primed interior warehouse drywalls for for a turnkey, ready-to-operate space
- Warehouse skylight, ceiling fan, and gas fired unit heater
- Operable windows and HVAC unit provided for heating and cooling mezzanine

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Location. Design. Ownership. Vision.