

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 November 22, 2022

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 loading door per unit (front or rear loading)
- 500 lbs/sf loading capacity on the main floor and 50 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

ROYAL LEPAGE KELOWNA
COMMERCIAL

INTRAUrBAN
McCarthy

Location. Design. Ownership. Vision.