

AVAILABLE
IMMEDIATELY

FOR LEASE
UNITS FROM 3,325 SF +

STEVE LAURSEN
250.808.8101



#132-2105

#133-2105

FOR LEASE | 3,325 SF - 6,650 SF

2105 MATRIX CRESCENT, KELOWNA, BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA


COMMERCIAL




PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
2105 Matrix Crescent, Kelowna BC


 **YEAR BUILT**
2023

 **LEASEABLE AREA**
3,325 SF - 6,650 SF

 **LEASE RATE**
\$19 / SF

 **NNN**
\$5.25 / SF

 **ZONING**
I2 General Industrial

 **PARKING**
3-5 Reserved stalls per unit
+ Shared common stalls

 **OCCUPANCY**
Available Immediately

OVERVIEW

Introducing brand new industrial units for lease at 2105 Matrix Crescent, Kelowna BC. Located within the Airport Business Park, the development offers leaseable area ranging from 3,325 SF - 6,650 SF with I2 general industrial zoning allowing for a variety of uses.

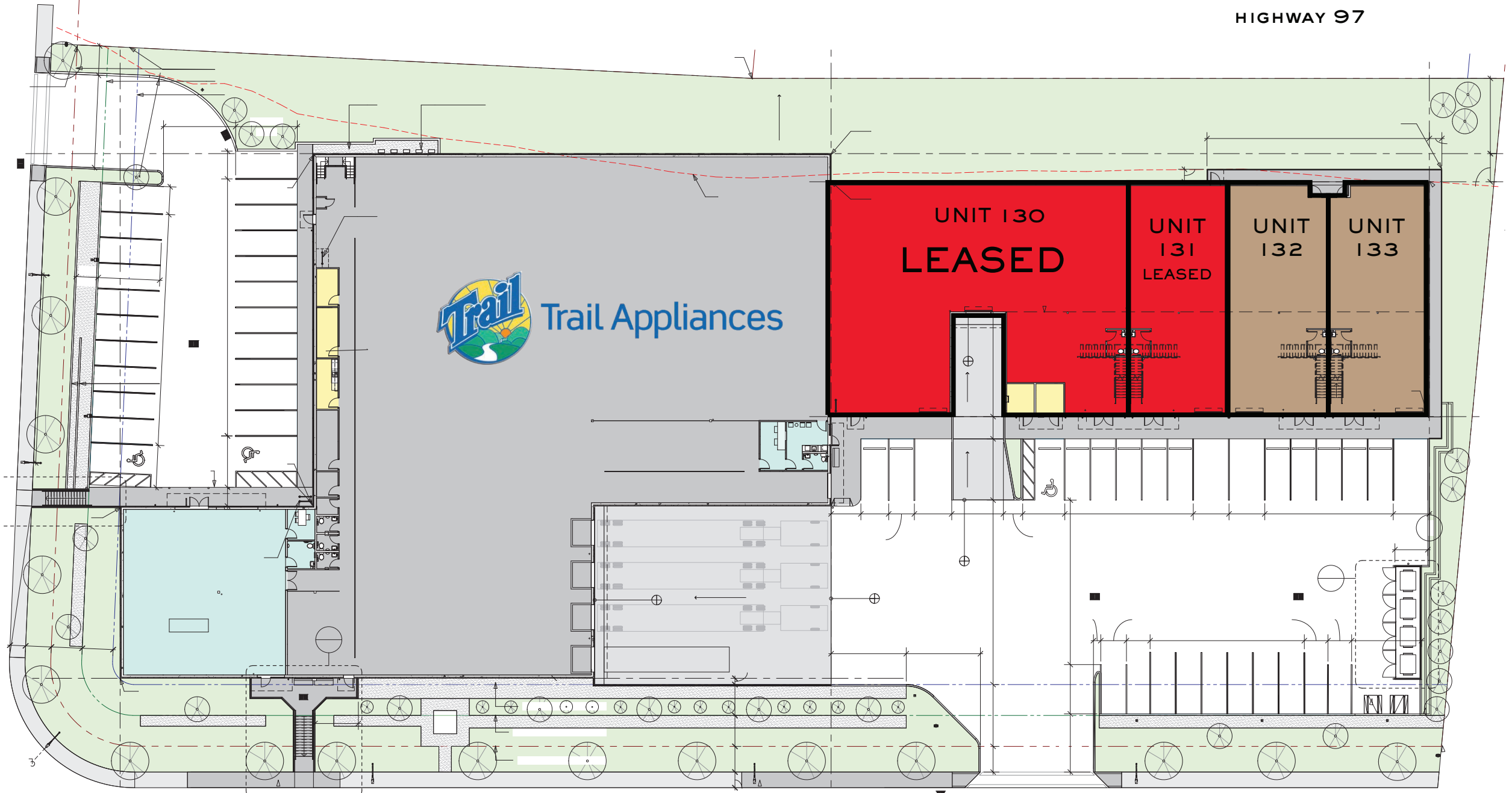
Featuring concrete tilt-up insulated panels and exclusive grade loading per unit. The main warehouse provides 28'5" clear ceiling heights, oscillating fans for recirculation, LED hi bay lighting throughout and reserved parking on-site.





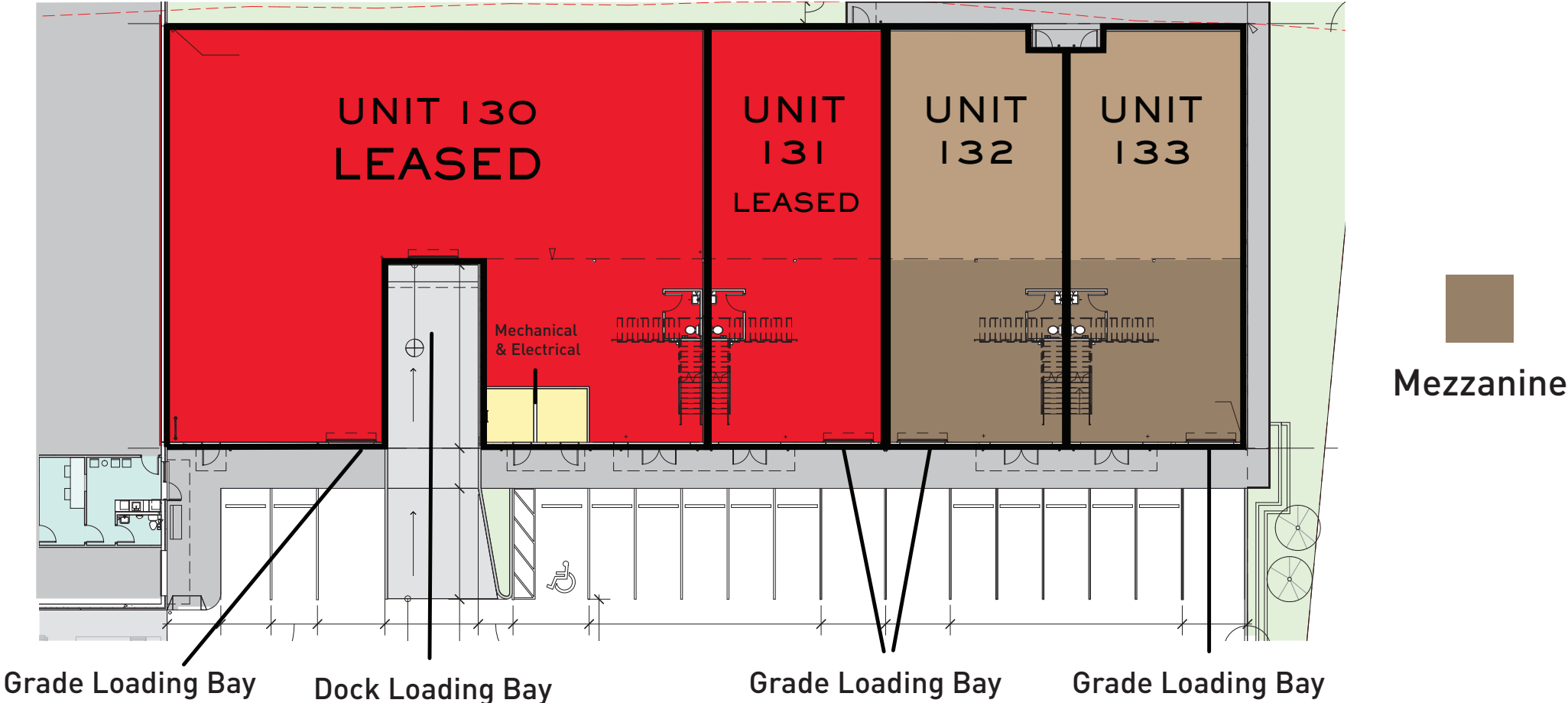
SITE PLAN

↑
HIGHWAY 97



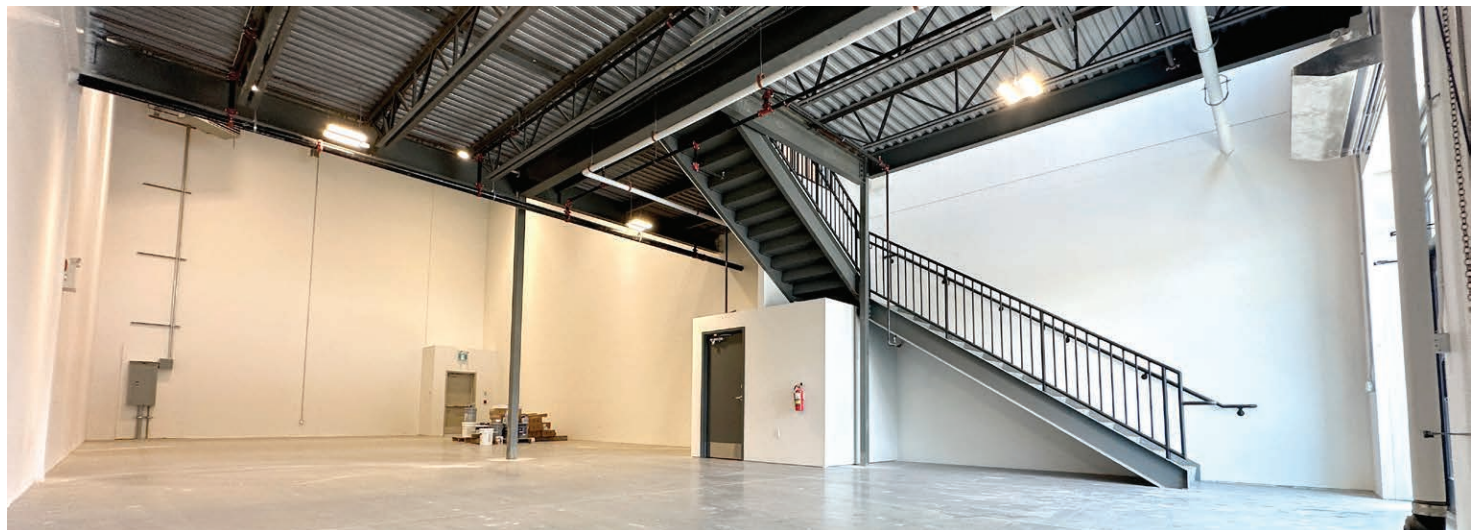
MATRIX CRESCENT

UNIT PLANS



	130	131	132	133
Main	6,353 SF	2,403 SF	2,375 SF	2,375 SF
Mezz	1,214 SF	950 SF	950 SF	950 SF
Total	7,567 SF	3,353 SF	3,325 SF	3,325 SF

* Units combinable to attain more square footage



FEATURES

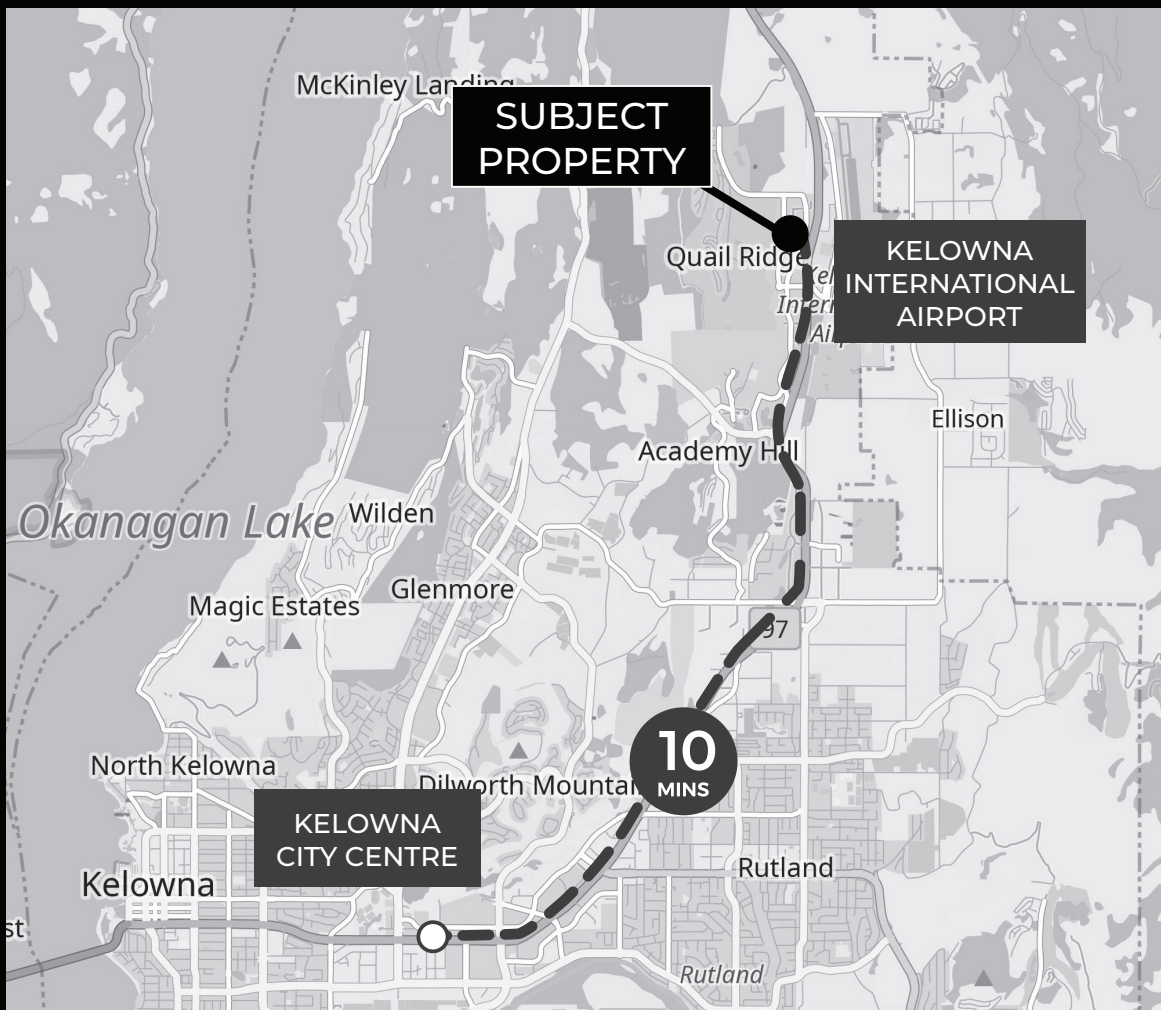
UNITS 132 & 133	
CONSTRUCTION	Concrete tilt-up insulated panels
LOADING	One exclusive electric grade load overhead door per unit 10'2" W x 12' H
CEILING HEIGHT	Main Warehouse: 28'5" Clear Under Mezzanine: 13'7" Clear
POWER	225 AMP 208/120 Volts 42 cct power service per unit
FLOOR LIVE LOAD	Warehouse/Ground: 500 lbs/sf Mezzanine: 100 lbs/sf
LIGHTING	LED Hi Bay lighting throughout
INTERIOR WAREHOUSE	All interior walls taped, sanded and painted white
RECIRCULATION FANS	Oscillating fans in ceiling
HEAT	200MBH unit heater
HVAC	3 Ton Lennox rooftop unit *Curb and provision for a future rooftop unit to service mezzanine
WASHROOMS	Ground floor finished accessible washroom
PARKING	3 Reserved stalls + 1 loading bay per unit 6 Shared/unreserved stalls





LOCATION OVERVIEW

Located at 2105 Matrix Crescent in the Airport Business Park, this property boasts a prime location just off Highway 97. The Airport Business Park offers direct access to the Okanagan's main arterial routes, making transportation easy and convenient for businesses.



CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, RLK Commercial, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.

