

OCCUPANCY JULY 2023



FOR LEASE | 3,325 SF - 17,570 SF

2105 MATRIX CRESCENT, KELOWNA, BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL





# PROPERTY DETAILS



## MUNICIPAL ADDRESS

2105 Matrix Crescent, Kelowna BC



## YEAR BUILT

2023



## LEASEABLE AREA

3,325 SF - 17,570 SF



## LEASE RATE

\$19 / SF



## NNN

\$5.25 / SF



## ZONING

I2 General Industrial



## PARKING

3-5 Reserved stalls per unit  
+ Shared common stalls



## ESTIMATED OCCUPANCY DATE

July 2023

## 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 - 17,570 SF with I2 general industrial zoning allowing for a variety of uses.

Featuring concrete tilt-up insulated panels, exclusive grade loading per unit, and one dock loading bay within Unit 130. The main warehouse provides 28'5" clear ceiling heights, oscillating fans for recirculation, LED hi bay lighting throughout and reserved parking on-site.







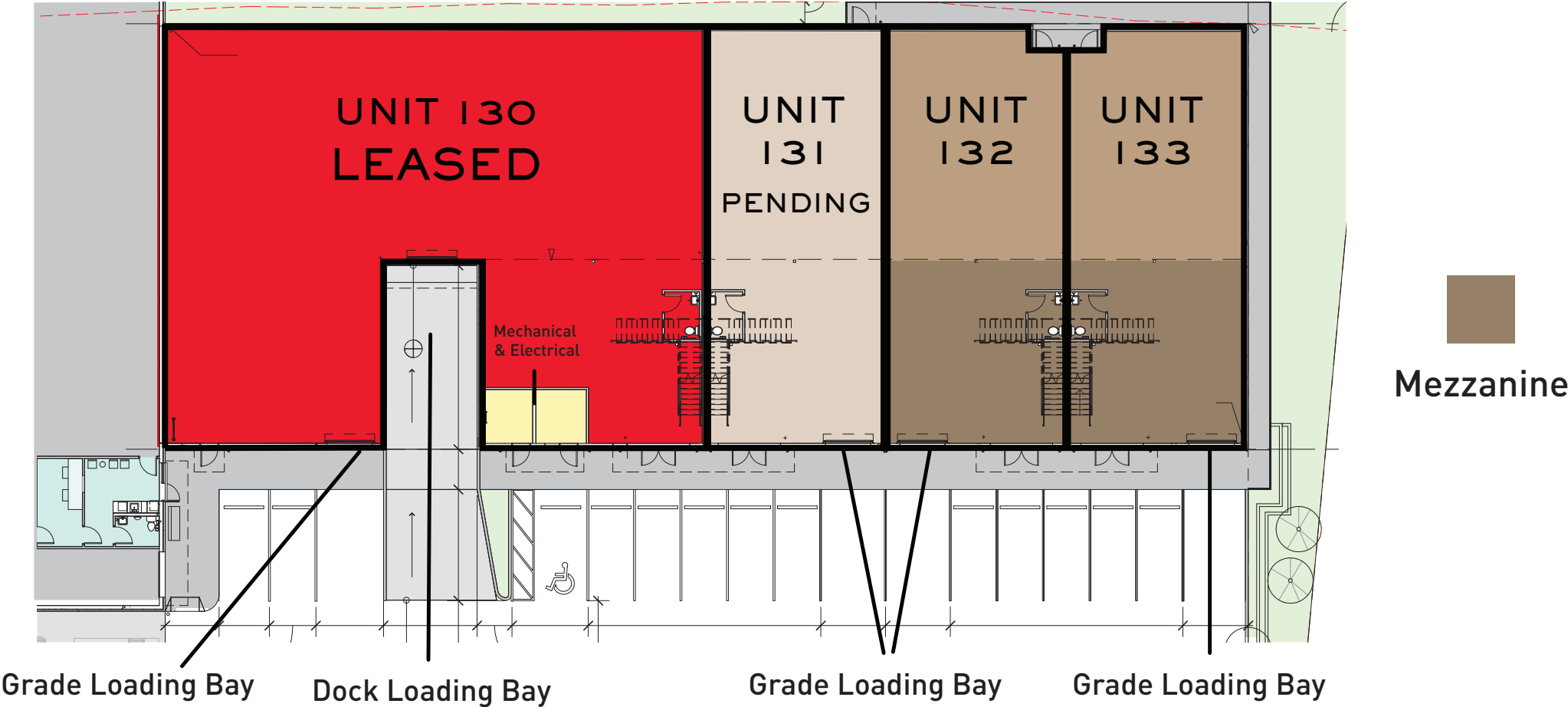
# SITE PLAN

↑  
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

UNIT 130 - LEASED	
CONSTRUCTION	Concrete tilt-up insulated panels
LOADING	One exclusive electric grade load overhead door 10'2" W x 12' H One exclusive electric OH door at complete loading dock 8' W x 10'
CEILING HEIGHT	Main Warehouse: 28'5" Clear Under Mezzanine: 13'7" Clear
POWER	400 AMP 208/120V 42 cct power service
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	One 200MBH unit heater, and two 150 MBH unit heaters
HVAC	3 Ton Lennox rooftop unit *Curb and provision for a future rooftop unit to service mezzanine
WASHROOMS	Ground Floor: One finished accessible washroom Mezzanine: Two finished washrooms
PARKING	5 Reserved stalls + 2 loading bays 6 Shared/unreserved stalls

UNITS 131 (PENDING), 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



# CONSTRUCTION UPDATE

May 15, 2023



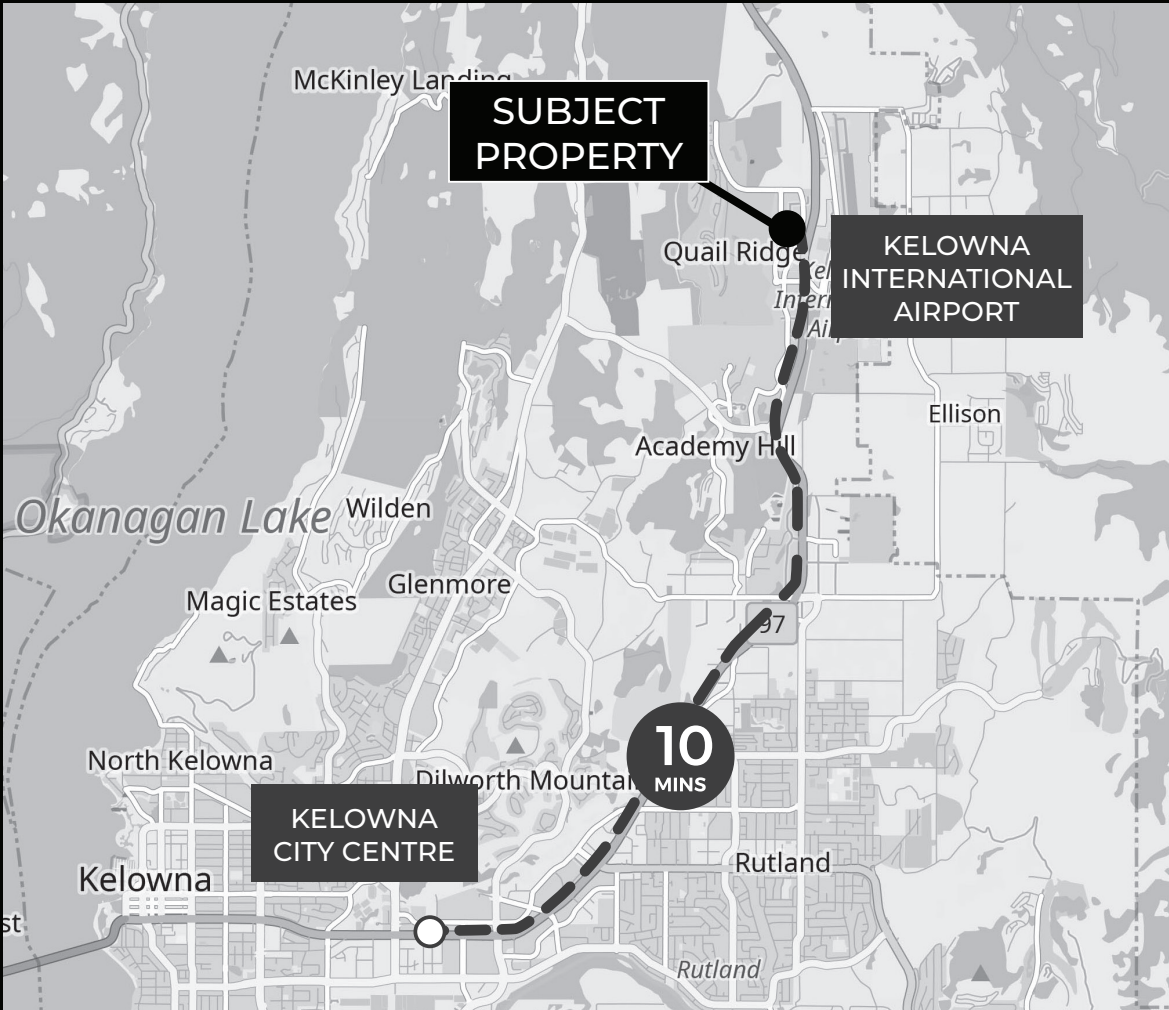






# LOCATION OVERVIEW

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

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