# For Sale

# STRATOSPHERE

BY BEEDIE

**Move-In Ready Units**

3440 Circuit Road & 1870 Pier Mac Way, Kelowna, BC

Developed By Beedie

Marketed By CBRE + ROYAL LEPAGE KELOWNA COMMERCIAL

# The Next Generation of Large-Format Industrial Strata

Welcome to **Stratosphere** — the next generation of industrial real estate in the Okanagan Valley offering a rare opportunity to own industrial space developed by Beedie. **Stratosphere offers flexible ownership opportunities with transaction structures tailored to meet your needs.**

Developed by Western Canada's largest industrial developer, Stratosphere is Kelowna's first large-format, premium industrial strata development offering both dock and grade loading. This state-of-the-art development features 13 thoughtfully crafted units across two buildings, ranging in size from **8,979 to 13,722 SF**, with the capacity to accommodate up to **63,986 SF** of contiguous space. Each state-of-the-art unit is built with best-in-class specifications designed to maximize warehouse efficiency and streamline business operations.

| ZONING | OCCUPANCY DATE | SALE PRICE | AVAILABLE SIZES |
|---|---|---|---|
| I-2 General Industrial | Immediate | Starting from $335 PSF | 8,979 up to 63,986 SF |

## Building Features

**CONSTRUCTION**
Concrete tilt-up insulated panels

**CEILING HEIGHT**
28′ clear

**LOADING**
Dock and grade loading per unit

**FLOOR LOAD**
500 lbs/SF live load warehouse floor load capacity

**POWER**
200 amps at 347/600 volts per bay

**RECIRCULATION FANS**
Ceiling fans located near loading doors

**SPRINKLERS**
ESFR sprinkler system

**INTERIOR WAREHOUSE**
A minimum of two (2) 6′x6′ skylights per bay with interior walls painted white for greater illumination

**LIGHTING**
High efficiency LED fixtures

**MEZZANINE**
Structural steel mezzanine complete with guard rail and designed to 100 lbs/SF floor load capacity

**HEATERS**
Gas-fired unit heaters

**SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion

# Where You Want To Be Situated

Conveniently located immediately off Highway 97, Stratosphere offers unparalleled access to the Okanagan's primary arterial routes and unrivaled transportation advantage through the Interior.

Adjacent to Kelowna International Airport, Stratosphere is the latest addition to Airport Business Park, offering a strategic and convenient location for businesses seeking space close to Kelowna's core.

Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and comprised of unique mixed commercial. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.

## Population Figures

**KELOWNA METROPOLITAN AREA**

222,162 (2021 Census Data)

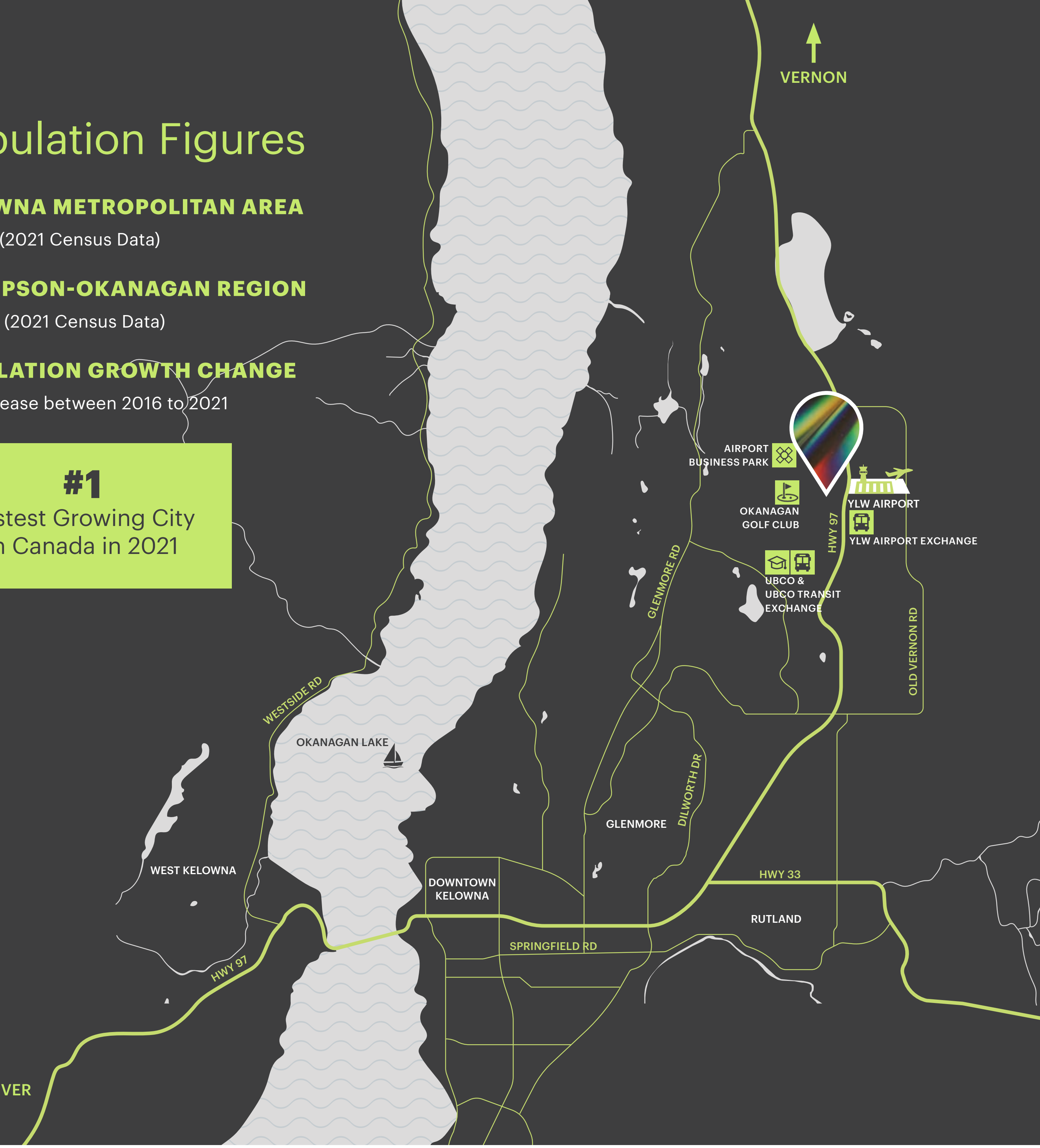
**THOMPSON-OKANAGAN REGION**

604,651 (2021 Census Data)

**POPULATION GROWTH CHANGE**

14% increase between 2016 to 2021

**#1**
Fastest Growing City in Canada in 2021





## Amenities

Airport Business Park is rich in amenities with retail, restaurant, and hospitality services within walking distance from Stratosphere. The area is home to Airport Village, which includes anchor tenants Nesters Market, Pharmasave, and Tim Hortons and Kelowna's first airport hotel, Four Points by Sheraton.

## Public Transportation

Stratosphere is essentially located within Kelowna, in proximity to two of the city's main public transportation hubs:

- Kelowna International Airport
- UBCO Transit Exchange

Six individual bus stops are located within walking distance of Stratosphere, offering transportation ease for owners and employees.

# Benefits of Ownership

Purchasing a brand new building from a trusted developer minimizes the risk to significant capital repairs and replacements over the first 15 years of ownership. Whether you purchase real estate to grow your business or as an investment, controlling your real estate allows for excellent maintenance of your real estate asset and carefree ownership for the operating business.

### PERSONAL WEALTH

Build personal wealth apart from your operating company.

### FLEXIBILITY

Control of your own facility and be free of Landlord woes. Be your own landlord by controlling your rent increases.

### EQUITY

Build your own equity instead of investing in leasehold improvements to appreciate someone else's asset.

### TWO-FOLD TAX BENEFIT

Owner's business will still write off their rental payment as a business expense and their holding company will deduct carrying costs against rental income. Potential for Capital Cost Allowance deduction.

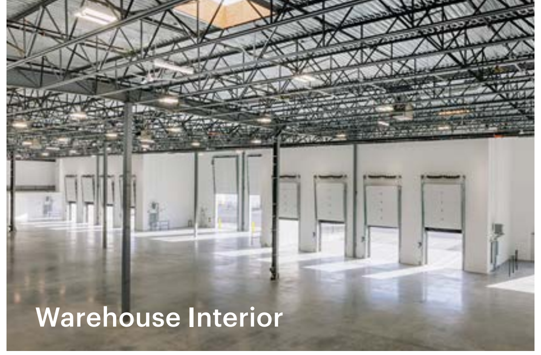
Owning your company's real estate provides flexible exit strategies for business owners.

**1**
Selling your business & retaining an income producing real estate asset.

**2**
Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.

**3**
Selling both your business & the facility together.

Mezzanine with Ample Glazing



Warehouse Interior

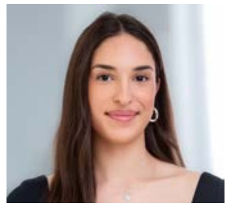
As an owner at Stratosphere, Beedie will be there to support you every step of the way, creating a seamless experience to meet your property needs, leaving you free to focus on your business.

## Own at Stratosphere Today, Build Equity for Your Business Tomorrow.

| OWN VS. LEASE ANALYSIS | | |
|---|---|---|
| BUILDING A - UNIT 106 | OWN | LEASE |
| Total SF | 17,273 | 17,273 |
| PP[1]/Lease Rate[3] | $5,613,725 | $18.00 |
| Payments Over 5 years | $1,763,084[2] | $1,650,685[3] |
| Principal Paydown | $1,142,014 | $0 |
| Potential Appreciation[4] | $582,777 | $0 |
| **Equity Built** | **$1,724,791** | **$0** |

**1** Based on pricing of $325 PSF (shell only).
**2** Mortgage payments over 5 years based on a 10% down payment, 5-year term at 5.00% interest with a 25-year amortization.
**3** Lease payments over 5 years based on an estimated $18.00 PSF net rate escalating at 3.00% per annum.
**4** Appreciation 2.50% compounded annually.

IMPACT COMMERCIAL

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## The Beedie Way

Warranty coverage from base-building design to a completed office build-out.

Walk-through of your facility before handing over the keys to your business' new home.

A team of experts to help you navigate through the approvals for office improvements and corporate signage installation.

## About the Developer

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.

Dock and Grade Loading Bays

Beedie

beedie.ca

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