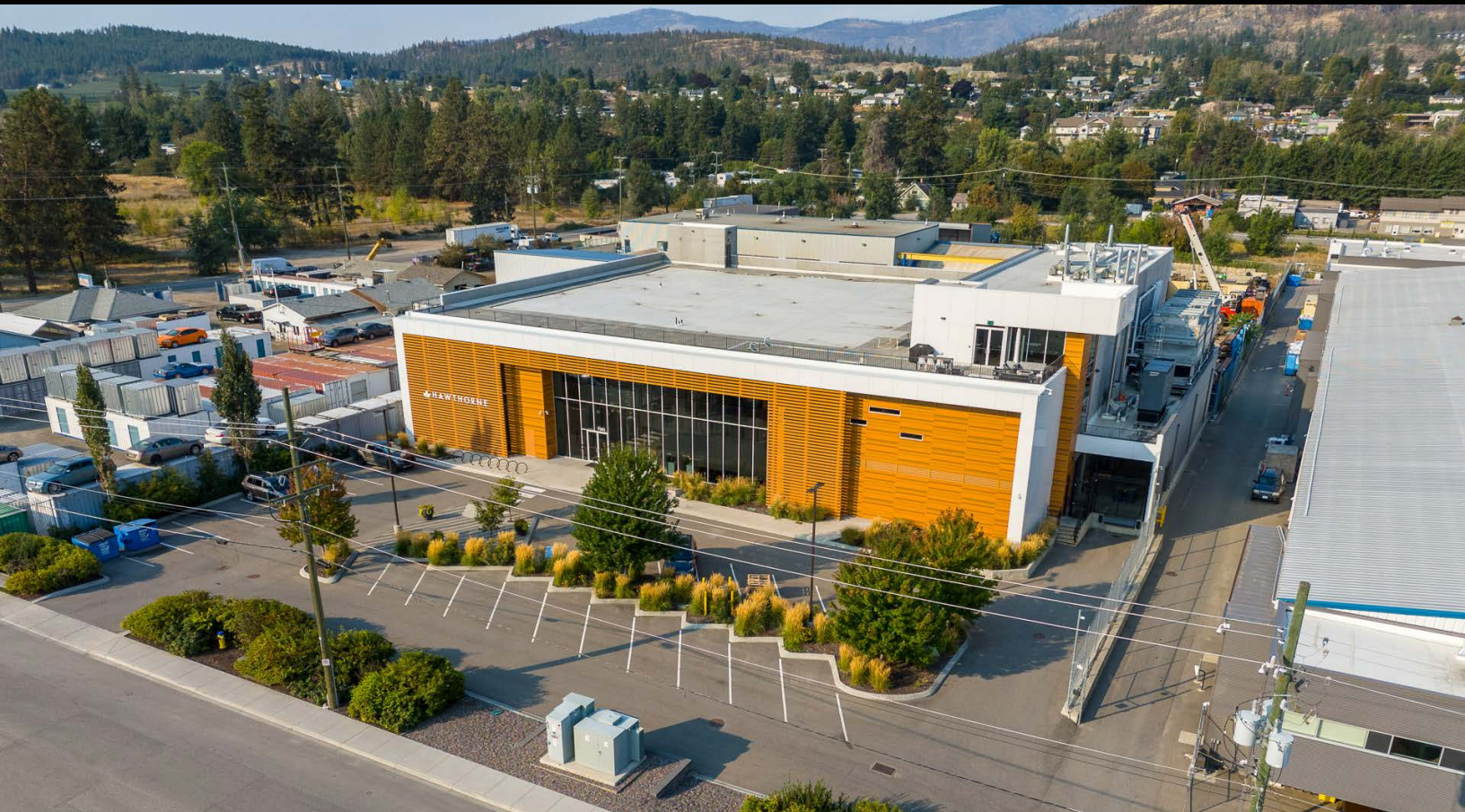


FOR SALE



45,174 SF CLASS A INDUSTRIAL FACILITY WITH SPECIALIZED INFRASTRUCTURE & FLEXIBLE FUTURE USES

9580 McCarthy Road, Kelowna BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

We are pleased to present the opportunity to acquire a Class A industrial building totaling 45,174 SF on a 1.03-acre site in Kelowna, BC.

Built to the exacting standards of a specialized research facility, the building features high-spec infrastructure including advanced HVAC and mechanical systems, robust power, specialized lab space, and greenhouse-ready outdoor areas. Its design allows for immediate repositioning into a wide range of uses including biotech, pharmaceutical, food processing, or retrofit to storage or your industrial business use.

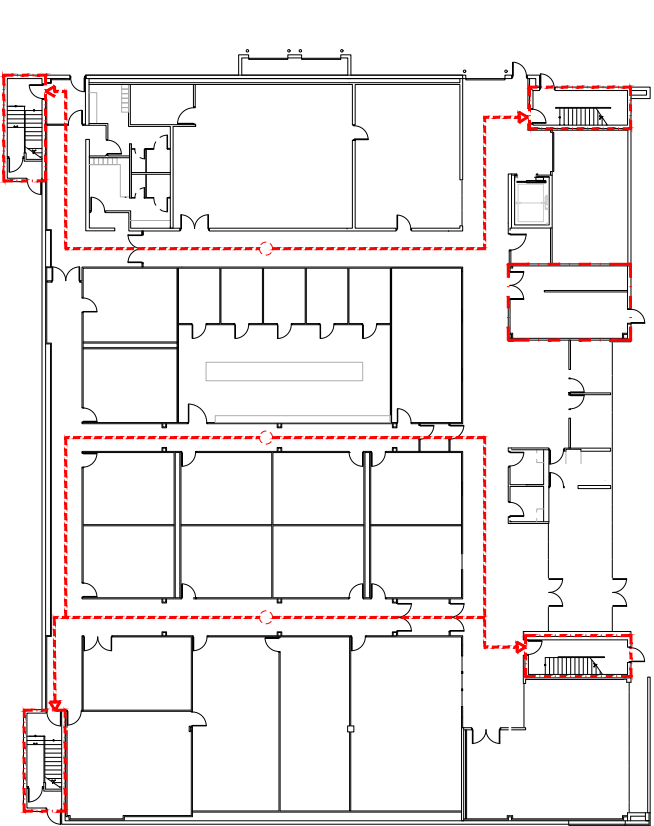
PROPERTY SUMMARY

FEATURE	DETAILS
Address	9580 McCarthy Road, Kelowna, BC
PID	030-547-709
Legal	Lot A, Plan EPP84663, Section 11, Township 20, ODYD
Zoning	I2 – General Industrial
Building Area	45,174 SF
Main Floor	±20,731 SF: 11 – 14’ clear height, office, labs, cultivation space, boardrooms, change rooms
Second Floor	±20,839 SF: 14’ clear height, open warehouse with roughed-in washrooms and drains
Third Floor	±3,604 SF – mechanical space, indoor/outdoor hosting
Power	2500 Amp 3 Phase 600V with backup generator installed
Loading	One (1) dock loading bay
Elevator	Kone - 4500 LBS - 28 Persons
Price	\$4,950,000

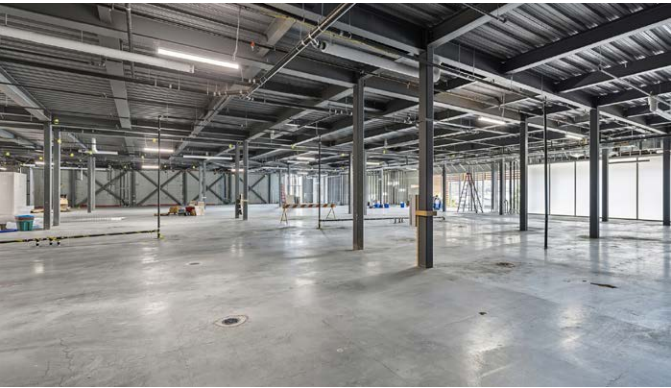
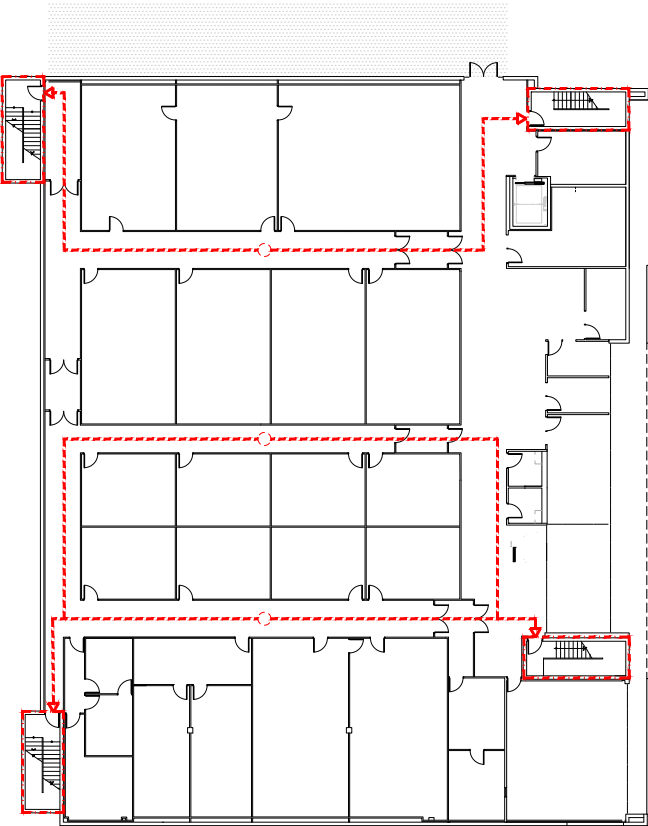
FACILITY HIGHLIGHTS

- **Class A Build Quality** – Modern three-level design with premium construction
- **Main Floor** – ±20,731 SF Combination, office, boardroom, washrooms, lab, loading bay and specialized spaces completed.
- **Second Floor** – ±20,839 SF Open space with 14’ clear height ceilings
- **Third Floor** - ±3,604 SF – mechanical space, indoor/outdoor hosting
- **Elevator to third floor installed**
- **Mechanical Infrastructure** – Purpose-built HVAC, CO₂ injection, and climate controls.
- **Future-Ready Rooftop** – Greenhouse-ready deck with indoor/outdoor hosting capacity.

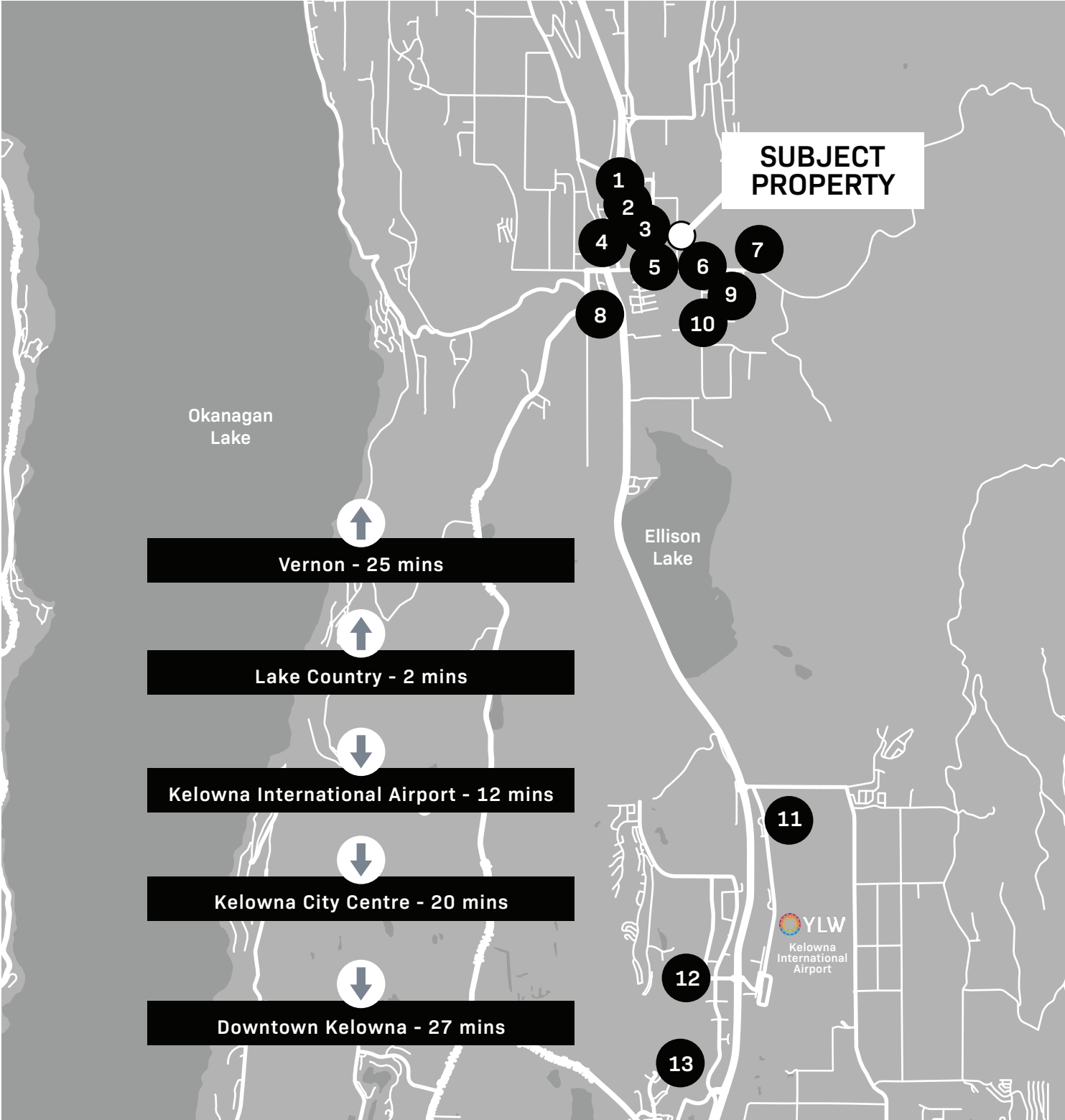
MAIN FLOOR



SECOND FLOOR



LOCATION & MARKET CONTEXT

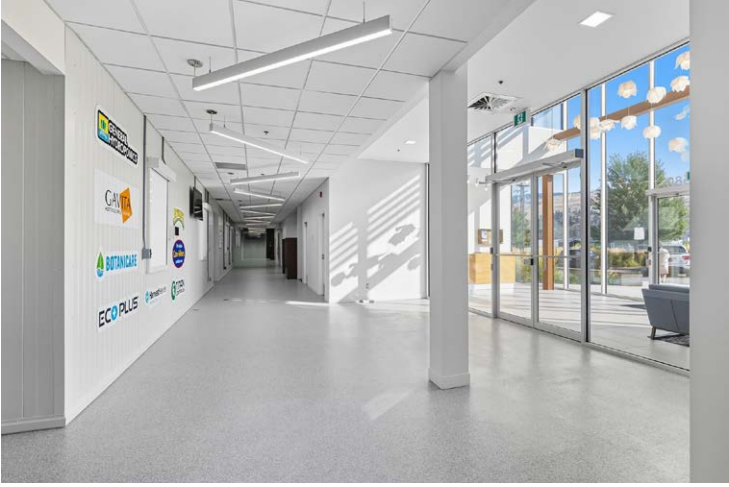


- | | |
|-------------------------------|---|
| 1. Shoppers Drug Mart | 8. Voyager RV Centre |
| 2. Tim Hortons | 9. Spartan Metal Processing |
| 3. BC Tree Fruits Cooperative | 10. Sysco Kelowna |
| 4. Save On Foods | 11. OK Tire |
| 5. Woodstock Lumber Sales | 12. The Okanagan Golf Club - Bear and Quail |
| 6. WM Kelowna | 13. University of British Columbia - Okanagan |
| 7. Dragonfly Shipping | |

9580 MCCARTHY ROAD, KELOWNA BC

KEY HIGHLIGHTS

- 45,174 SF Class A facility
- Originally built for cannabis R&D, easily repurposed for biotech, food, storage or your industrial business use
- Robust infrastructure: HVAC, fertigation, heavy power, specialized labs.
- Flexible hold strategy: Occupy, lease, or adapt to future uses.



STEVE LAURSEN - ROYAL LEPAGE KELOWNA COMMERCIAL

PROPERTY PHOTOS



PROPERTY PHOTOS





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