

AVAILABLE IMMEDIATELY



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

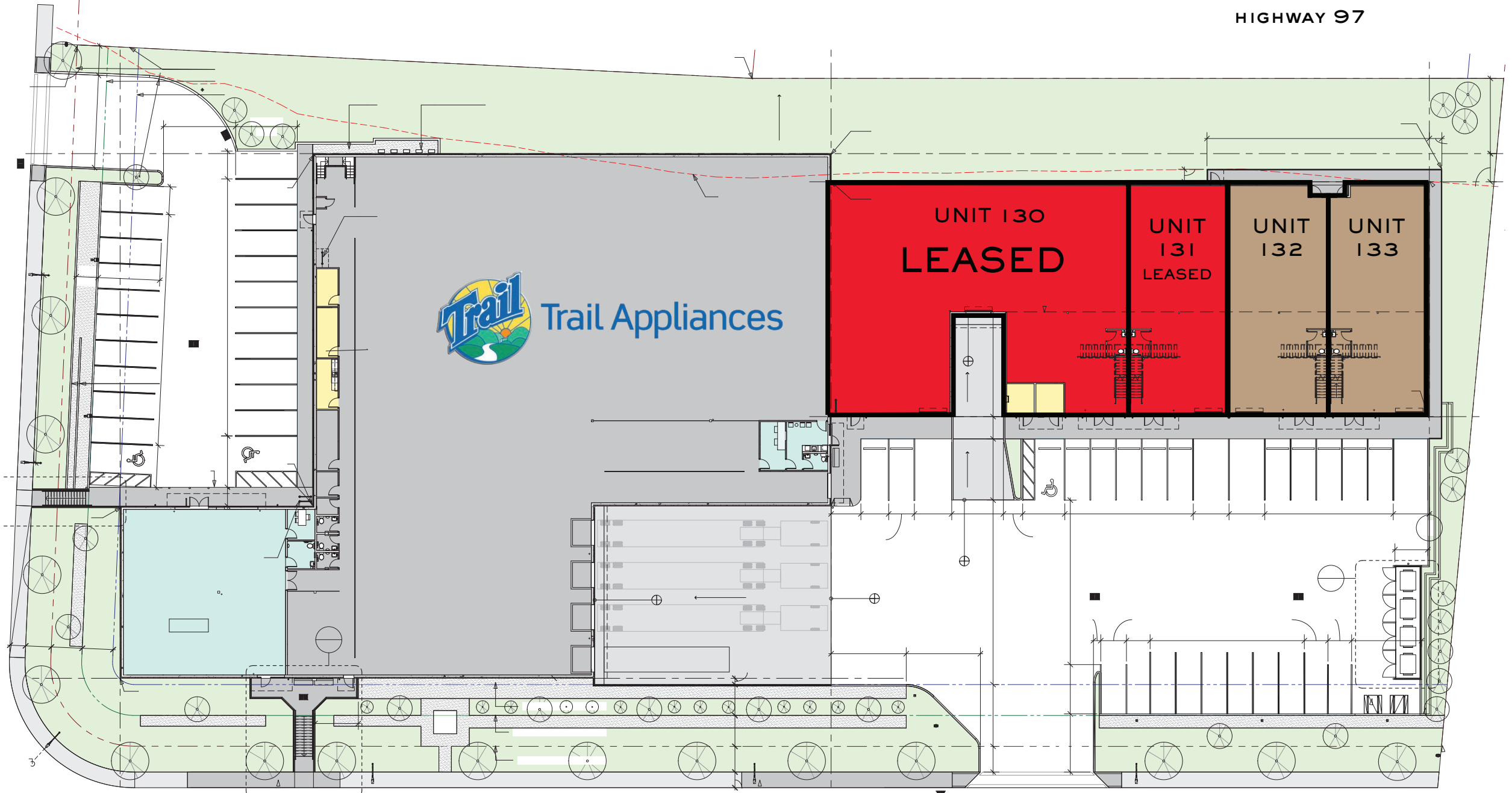
Featuring concrete tilt-up insulated panels and exclusive grade loading per unit. The main warehouse provides 28'5" clear ceiling heights, oscillating fans for recirculation, LED hi bay lighting throughout and reserved parking on-site.





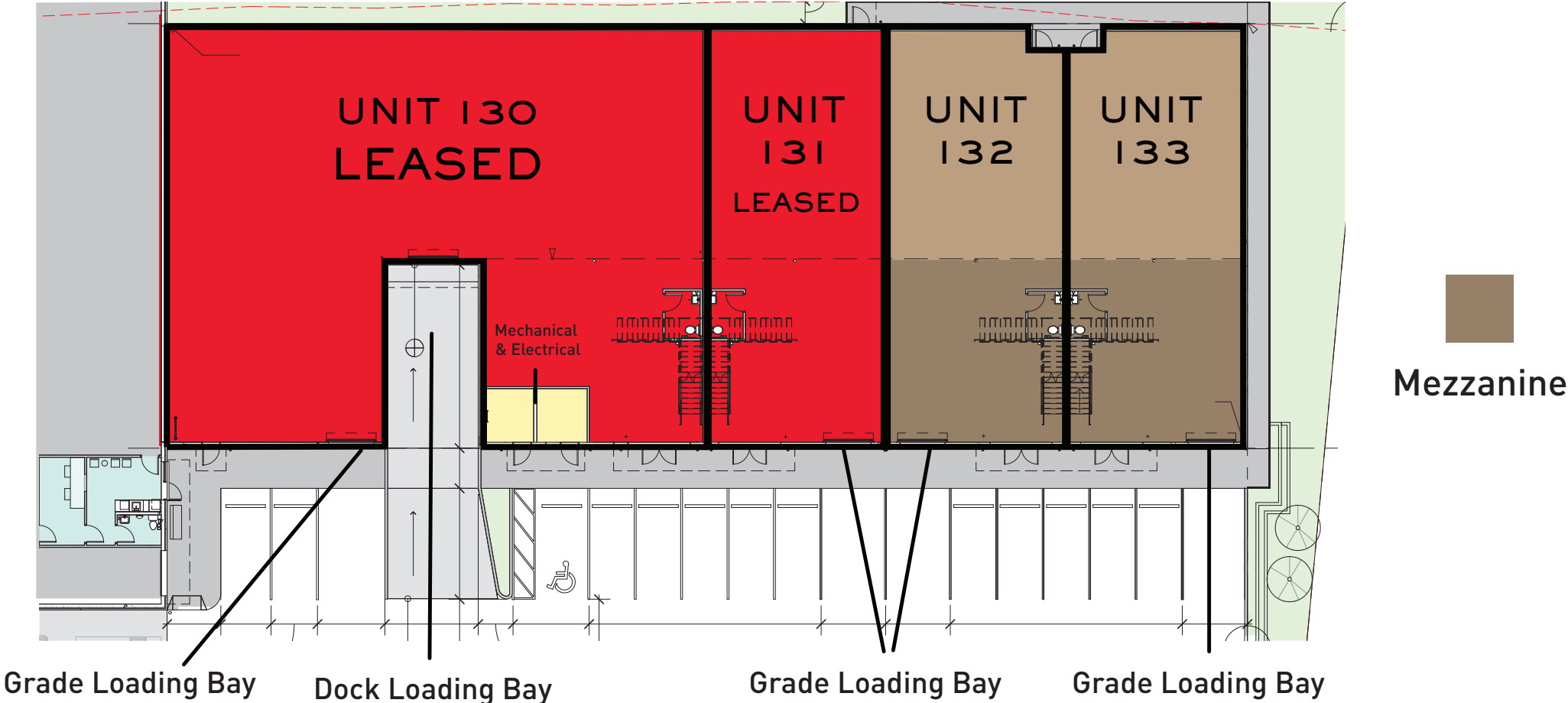
SITE PLAN

↑
HIGHWAY 97



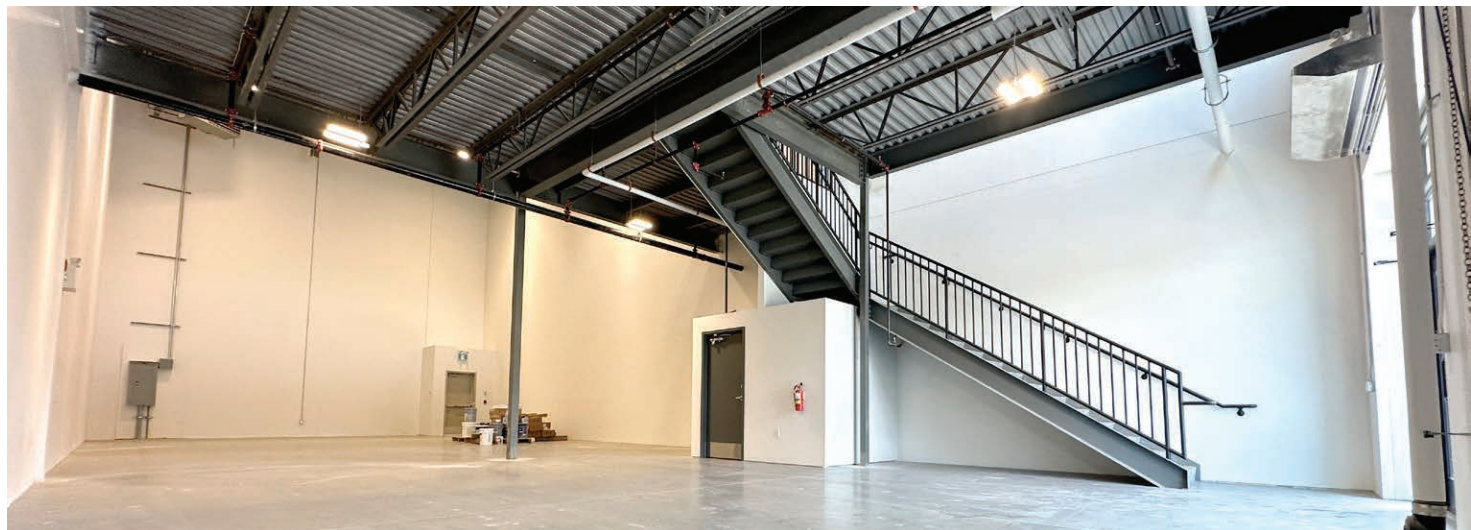
MATRIX CRESCENT

UNIT PLANS



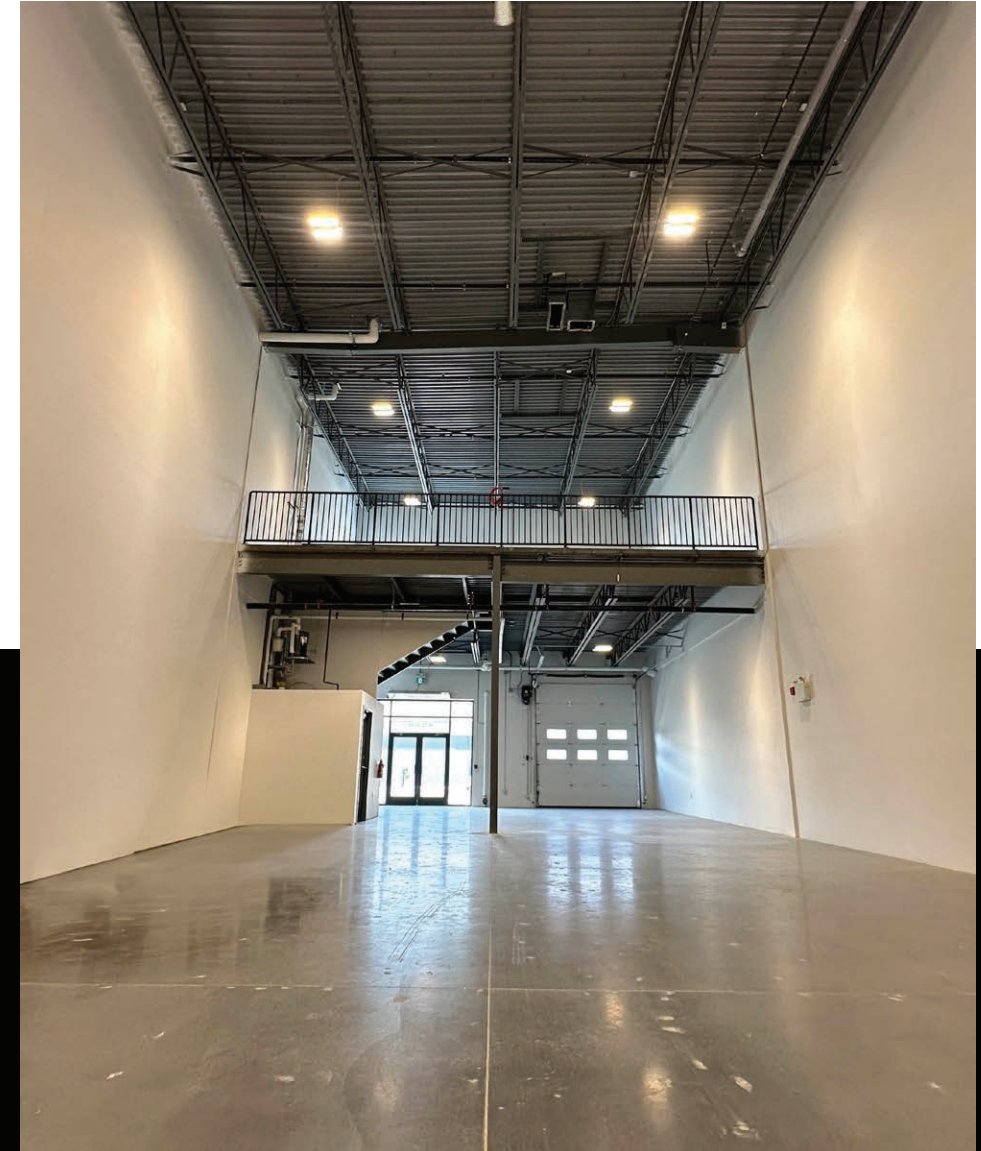
	130	131	132	133
Main	6,353 SF	2,403 SF	2,375 SF	2,375 SF
Mezz	1,214 SF	950 SF	950 SF	950 SF
Total	7,567 SF	3,353 SF	3,325 SF	3,325 SF

* Units combinable to attain more square footage



FEATURES

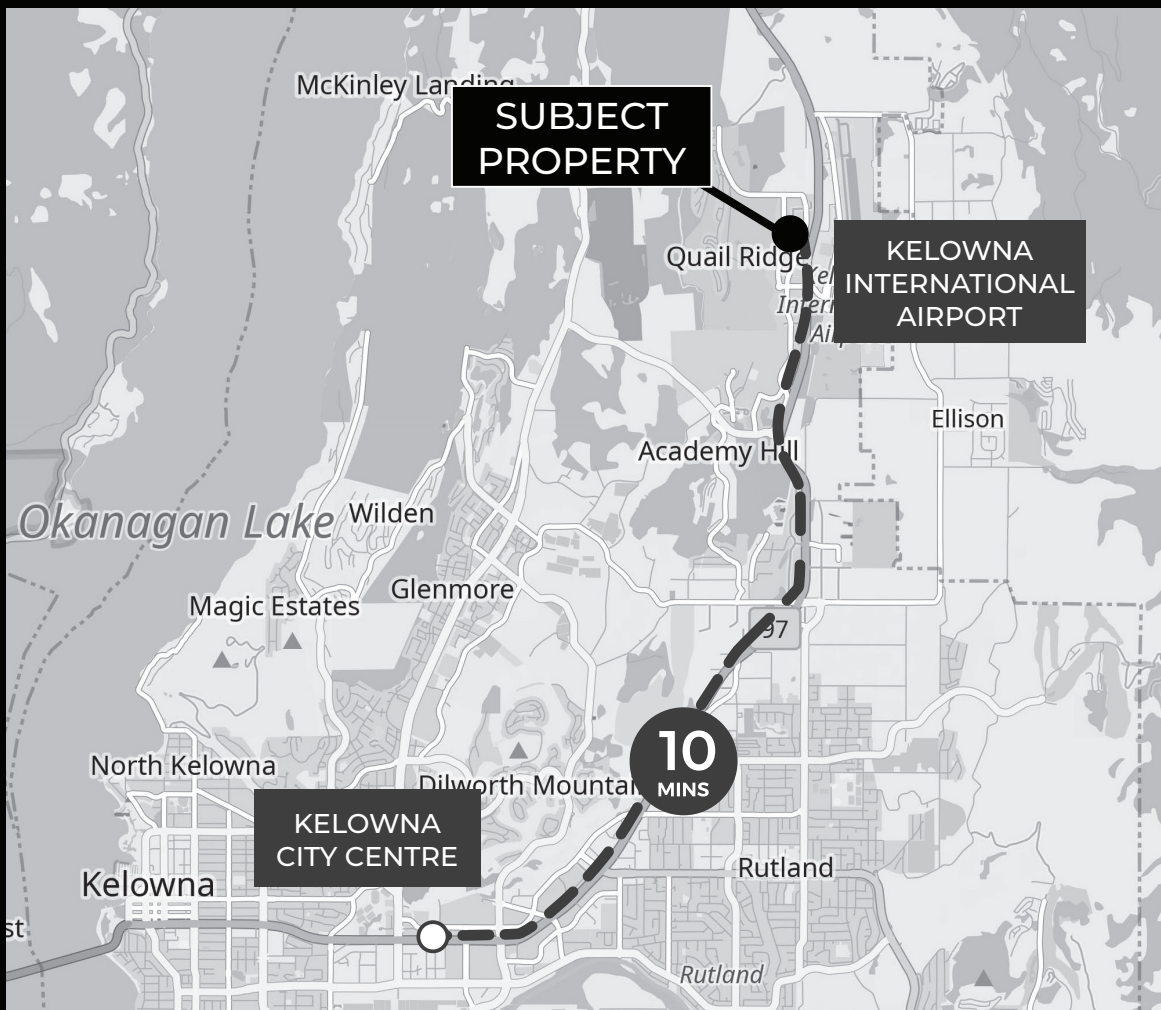
UNITS 132 & 133	
CONSTRUCTION	Concrete tilt-up insulated panels
LOADING	One exclusive electric grade load overhead door per unit 10'2" W x 12' H
CEILING HEIGHT	Main Warehouse: 28'5" Clear Under Mezzanine: 13'7" Clear
POWER	225 AMP 208/120 Volts 42 cct power service per unit
FLOOR LIVE LOAD	Warehouse/Ground: 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

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