

INTRAUrBAN McCARTHY - PRICING MATRIX

BUILDING I

| Unit # | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 |
|--------------------|----------|------------------|------------------|-------------|-------------|------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|
| Ground | 2,325 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,770 sf | 2,898 sf |
| Mezz | 1,402 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 1,003 sf | 1,649 sf |
| Total | 3,727 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,773 sf | 4,547 sf |
| Total Price | | \$858,220 | \$827,200 | SOLD | SOLD | \$806,520 | \$806,520 | \$806,520 | \$806,520 | \$827,200 | \$1,109,200 | \$1,818,800 |

| Unit # | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 |
|--------------------|----------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|------------------|------------------|--------------------|--------------------|
| Ground | 2,271 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,320 sf | 1,770 sf | 2,055 sf |
| Mezz | 1,402 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 748 sf | 1,003 sf | 1,231 sf |
| Total | 3,673 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,068 sf | 2,773 sf | 3,286 sf |
| Total Price | | \$858,220 | \$827,200 | \$806,520 | \$806,520 | \$806,520 | \$806,520 | SOLD | \$806,520 | \$806,520 | \$1,109,200 | \$1,314,400 |

Zoning: I2 - General Industrial

Updated Sept 13, 2024

IntraUrban McCarthy is the perfect space for a variety of small and medium-sized businesses:

Bakeries, microbrewers, food manufacturing, construction supply, wholesalers and distributors, small manufacturing (furniture, fashion, tools, etc.), high-tech/creative studio and recreational storage

Features

- 28' Clear warehouse ceiling height
- One 12' x 14' grade level front loading door per unit (with the possibility of combining units for rear loading opportunity)
- 500 lbs/sf loading capacity on the main floor and 100 lbs/sf on mezzanine
- 3-Phase power supply (200 amp) suits the most demanding of businesses
- Separately metered utilities
- ESFR Sprinklers
- Built-in concrete second floor mezzanine for roughed-in washroom plumbing
- Primed & painted mezzanine walls, and efficient LED lighting makes a convenient office space
- Accessible washroom built-out on ground floor and white primed interior warehouse drywalls for for a turnkey, ready-to-operate space
- Warehouse skylight, ceiling fan, and gas fired unit heater
- Operable windows and HVAC unit provided for heating and cooling mezzanine
- Mezzanine finishes now included

ROYAL LEPAGE KELOWNA
COMMERCIAL

INTRAUrBAN
MCCARTHY

Location. Design. Ownership. Vision.

| Unit # | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 |
|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Ground | 2,732 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 2,380 sf | 3,825 sf |
| Mezz | 1,296 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,008 sf | 1,620 sf |
| Total | 4,028 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 3,388 sf | 5,445 sf |
| Total Price | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |

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