



INTRAU^RBAN

M C C A R T H Y

LOCATION.
DESIGN.
OWNERSHIP.
VISION.



9640 McCARTHY ROAD, KELOWNA BC

ARE YOU READY TO OWN NEXT
GENERATION INDUSTRIAL SPACE?

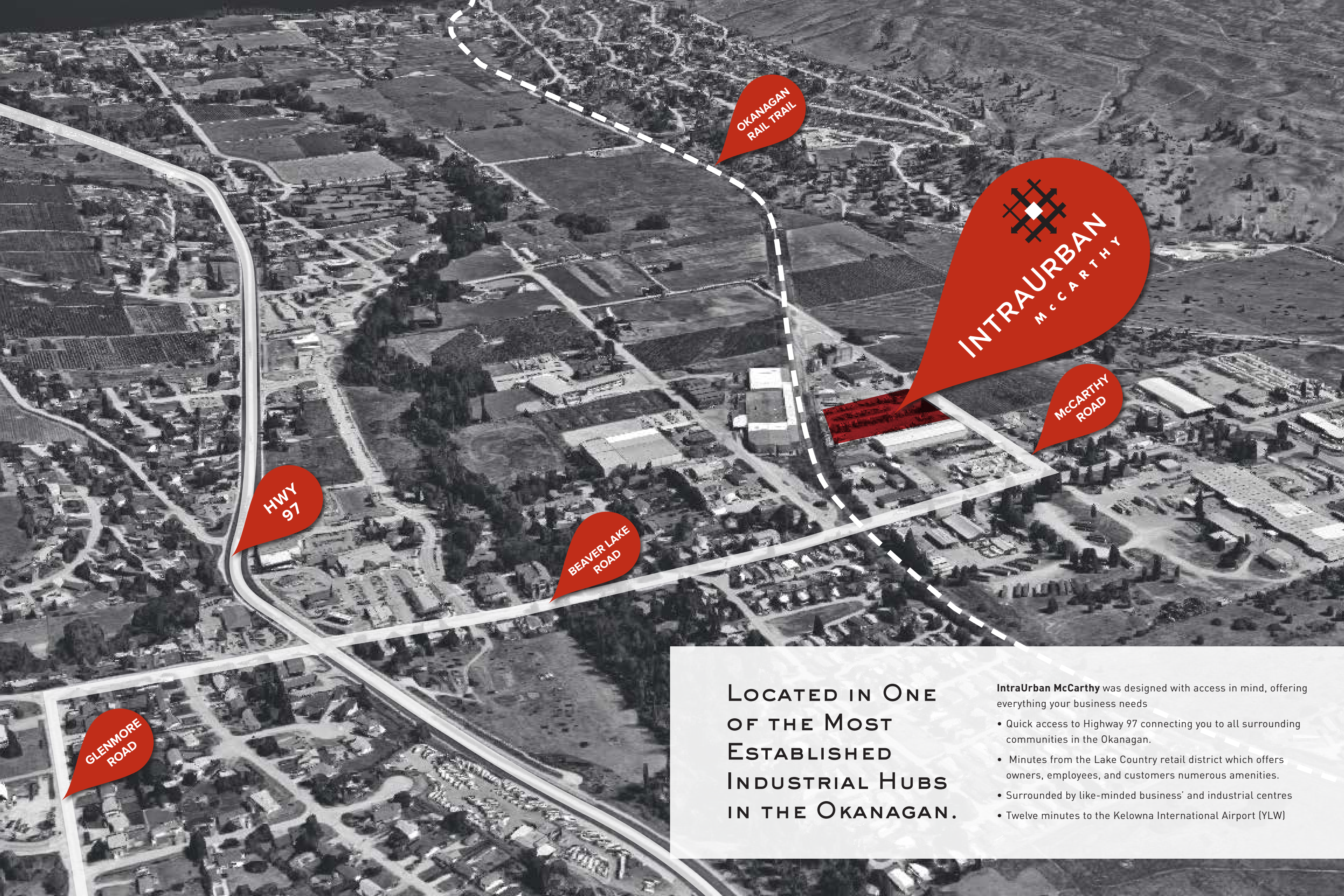


INTRAUROBAN
M C C A R T H Y

WELCOME TO THE KELOWNA NORTH'S NEWEST INDUSTRIAL STRATA OPPORTUNITY.

IntraUrban McCarthy is a brand new 118,000 square foot business park, purpose built for traditional industrial businesses. Conveniently located near Highway 97 within Kelowna's newest industrial hub offering a variety of space, features, and configurations. Business owners know the value of controlling their environment and having an ownership stake in their communities. Ownership provides a strong asset to accelerate growth, create equity, and ensure long-term stability for your business.





GLENMORE ROAD

HWY 97

BEAVER LAKE ROAD

OKANAGAN RAIL TRAIL

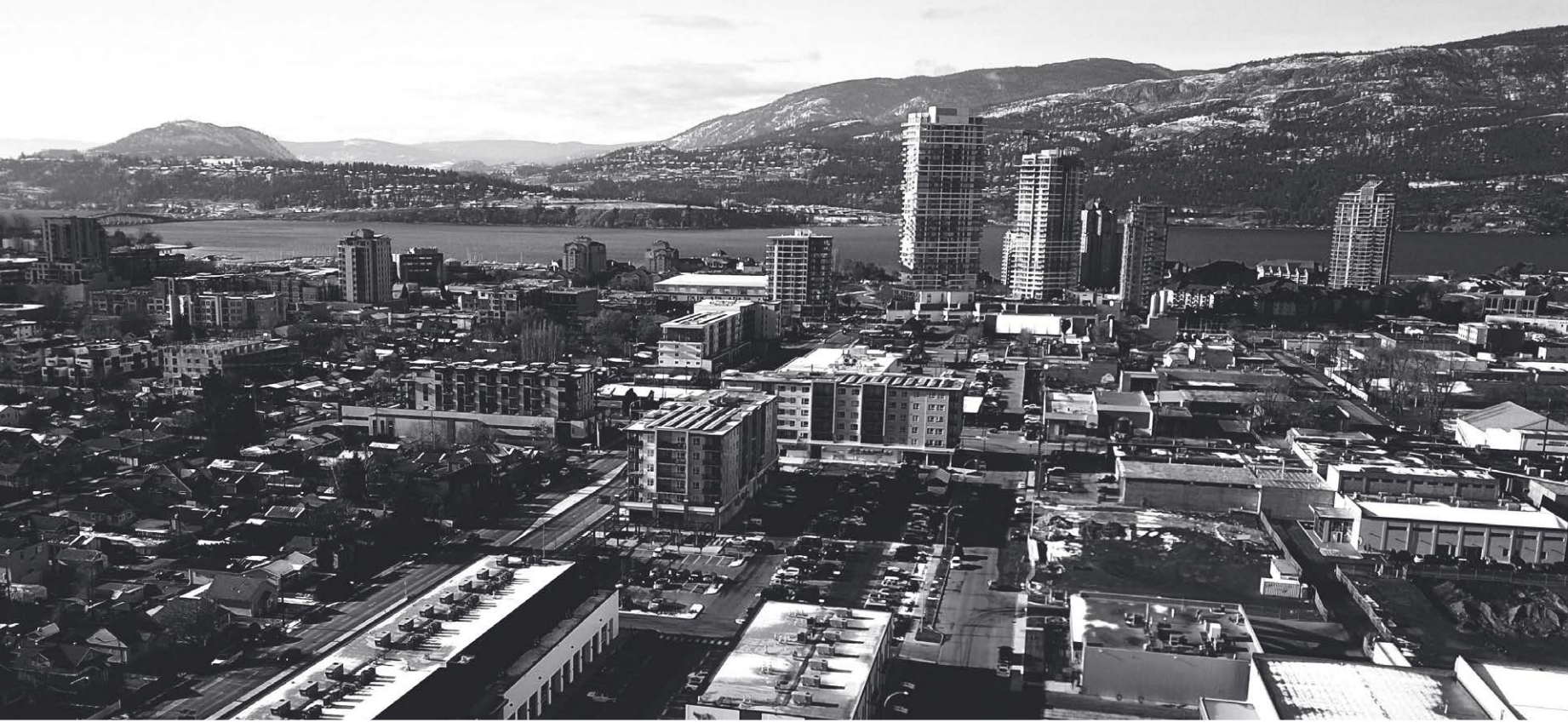
INTRAURBAN
MCCARTHY

MCCARTHY ROAD

LOCATED IN ONE OF THE MOST ESTABLISHED INDUSTRIAL HUBS IN THE OKANAGAN.

IntraUrban McCarthy was designed with access in mind, offering everything your business needs

- Quick access to Highway 97 connecting you to all surrounding communities in the Okanagan.
- Minutes from the Lake Country retail district which offers owners, employees, and customers numerous amenities.
- Surrounded by like-minded business' and industrial centres
- Twelve minutes to the Kelowna International Airport (YLW)



INTRAUrBAN McCARTHY - CONNECTED TO EVERYTHING YOUR BUSINESS NEEDS TO THRIVE

Like all IntraUrban Business Parks, IntraUrban McCarthy is designed with location in mind.

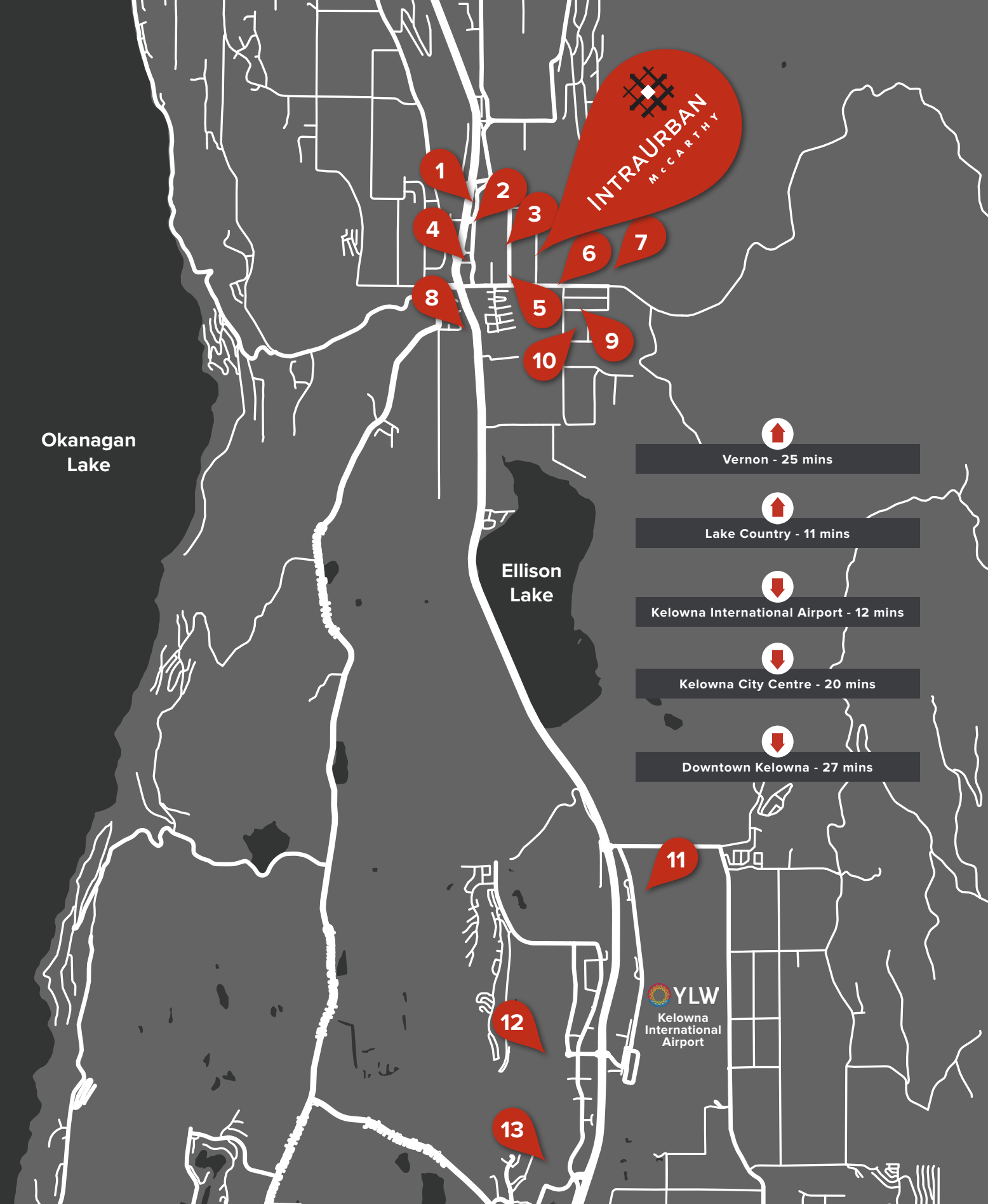
As the Okanagan continues to densify, availability of light industrial space has become a high-demand opportunity. Located in the largest industrial and economic hub between the greater Vancouver area and Calgary, Kelowna is the most entrepreneurial city in Canada according to the Canadian Federation of Business. Kelowna has the best of rural and urban lifestyles packed into one unique city. The city boasts a diverse economy including manufacturing, tourism, aviation, agriculture, wineries, and health care.

The Kelowna North Industrial Park is now one of the fastest growing industrial parks in the Okanagan. With easy access to Highway 97, IntraUrban McCarthy will provide local and national business operations an opportunity to service the Central and North Okanagan markets with ease.



Okanagan Rail Trail

The Okanagan Rail Trail is a truly unique experience, with a total length of 50 km starting at the north end of Kalamalka Lake and ending at the center of Okanagan Lake, downtown Kelowna. With the trail being a maximum grade of 1.3%, biking or walking the trail is a breeze. Enjoy scenic views along the way with 24 km of the trail being on along lakefronts, creeks, and natural habitats.



1. Shoppers Drug Mart
2. Tim Hortons
3. BC Tree Fruits Cooperative
4. Save On Foods
5. Woodstock Lumber Sales
6. WM Kelowna
7. Intelcom

8. Voyager RV Centre
9. Spartan Metal Processing
10. Sysco Kelowna
11. OK Tire
12. The Okanagan Golf Club - Bear and Quail
13. University of British Columbia - Okanagan



DESIGNED FOR BUSINESS. READY FOR ALMOST ANYTHING...

IntraUrban McCarthy I2 zoning is uniquely flexible, with described uses that include:

MANUFACTURING

- Chemical and Chemical Products
- Bakery
- Batteries
- Food and Beverage
- Brewery or Microbrewery
- Building Supply
- Electrical Products and Appliances
- Furniture
- Machinery and Equipment
- Metal and Wood Products

TRANSPORTATION & STORAGE

- Cold Storage Plant
- Packaging plant
- Storage Warehouse

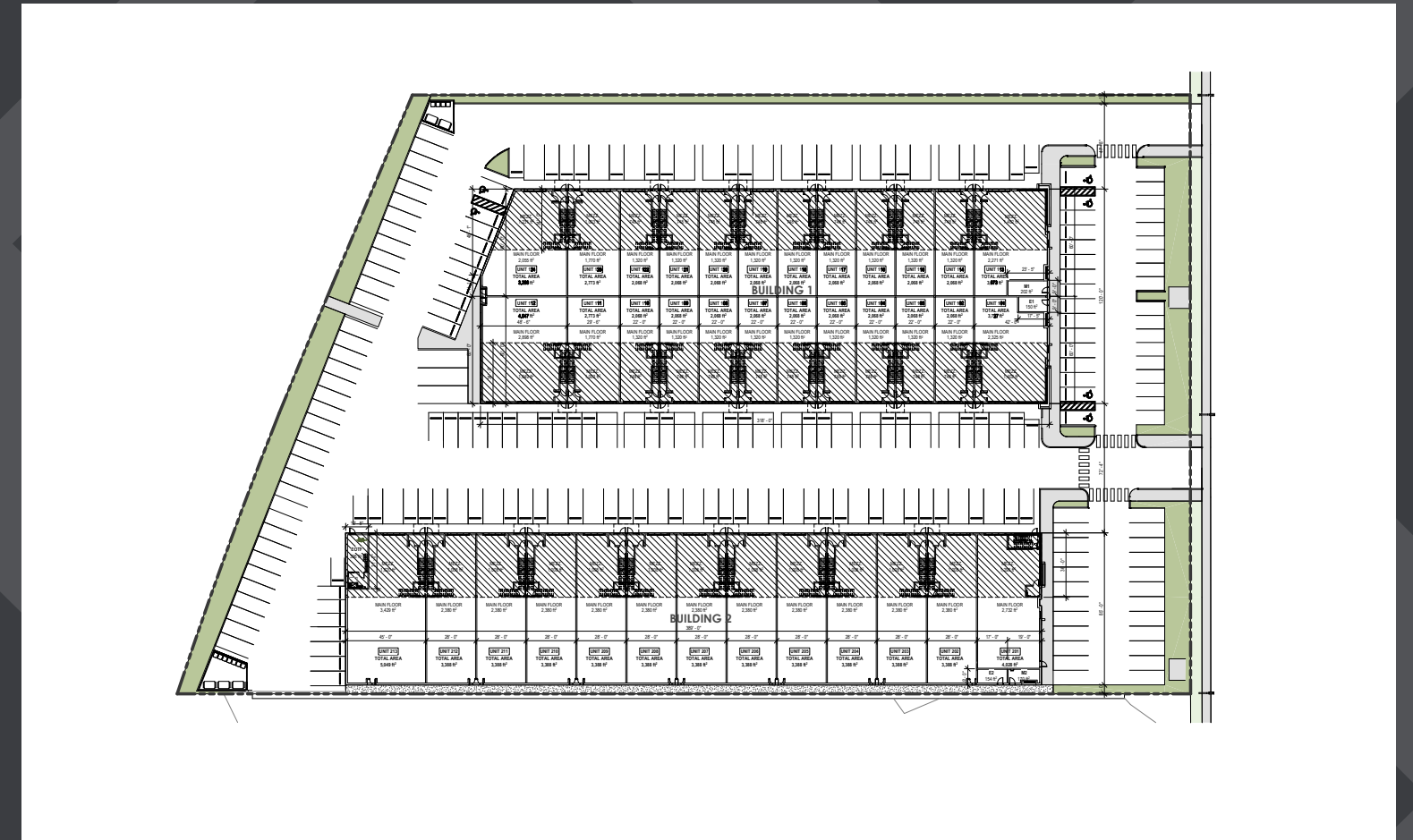
SERVICE

- Animal Clinic or Shelter
- Catering Establishment
- Laboratory
- Laundry and Cleaning
- Motor Vehicle Repair and Detailing
- Photography
- Sign Painting
- Workshop
- Printing
- Recycling Depot
- Trade School
- Farm and Industrial Equipment Sales/Leasing/Repair

CULTURAL

- Artist Studio

SITE PLAN



All units include:

- High efficiency lighting
- Separately metered utilities
- Handicap accessible washroom on main floor
- Contemporary storefront and generous glazing
- 24-foot clear ceiling heights
- Built-in mezzanine office space
- Grade door access

PROPERTY DETAILS

SITE SIZE
3.91 Acres

CEILING HEIGHT
24' clear

BUILDING AREA
Building 1 51,534 SF
Building 2 66,976 SF
Total 118,510 SF

POWER
200 AMP 3-phase 120/208V

LIGHTING
High efficiency LED lighting

YEAR BUILT
2023

HEAT
Gas-fired unit heaters and HVAC

CONSTRUCTION
Concrete tilt-up panels

ZONING
I2

LOADING
One 12' x 12' grade load overhead door per unit

PARKING
160 Total Stalls

FLOOR LOAD
Ground floor 300 LB/SF
Mezzanine 100LB/SF

WHY OWNING YOUR BUSINESS REAL ESTATE IS MORE VALUABLE THAN EVER.

If recent events have taught business anything, it's the clear advantages of being your own landlord. Being in control of your own space provides a stability and equity that can help weather many kinds of storms. But those aren't the only benefits to strata industrial ownership.



Commercial and industrial property is a solid asset.

Demand for industrial space is high, and current supply is extremely low. The industrial asset class continues to outperform other commercial real estate asset classes due to the rise in e-commerce, direct-to-consumer shipping, warehousing and film production.

It's never too late to start building equity.

Investing in your business's real estate is practically a no-brainer. Instead of paying a landlord's mortgage, you are paying your own.

And while historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.

KELOWNA'S INDUSTRIAL MARKET BY THE NUMBERS

5 YEAR SNAPSHOT



PHOTO GALLERY - INTERIOR



INTRAU_UR_BAN. A GROWING BUSINESS NAME IN WESTERN CANADA.

Since the very first IntraUrban Business Park sold out in four months in 2016, Vancouver real estate developer PC Urban has continued to build on their success, for the benefit of small and medium-sized businesses.

We look forward to welcoming your business to the growing family of thriving IntraUrban owners.



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ROYAL LEPAGE KELOWNA

COMMERCIAL



A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.



A dedicated team of experienced real estate and asset management professionals overseeing more than four billion dollars' worth of real estate investments in Canada and the United States.

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