

FOR SALE/LEASE

**KELOWNA
INTERNATIONAL AIRPORT**

AIRPORT BUSINESS PARK

HIGHWAY 97

PIER MAC WAY

QUAIL RIDGE BLVD

**Up to 8.54 acres of Industrial Development Land
Located within Airport Business Park**

2050 PIER MAC WAY

KELOWNA, BC

Owned by

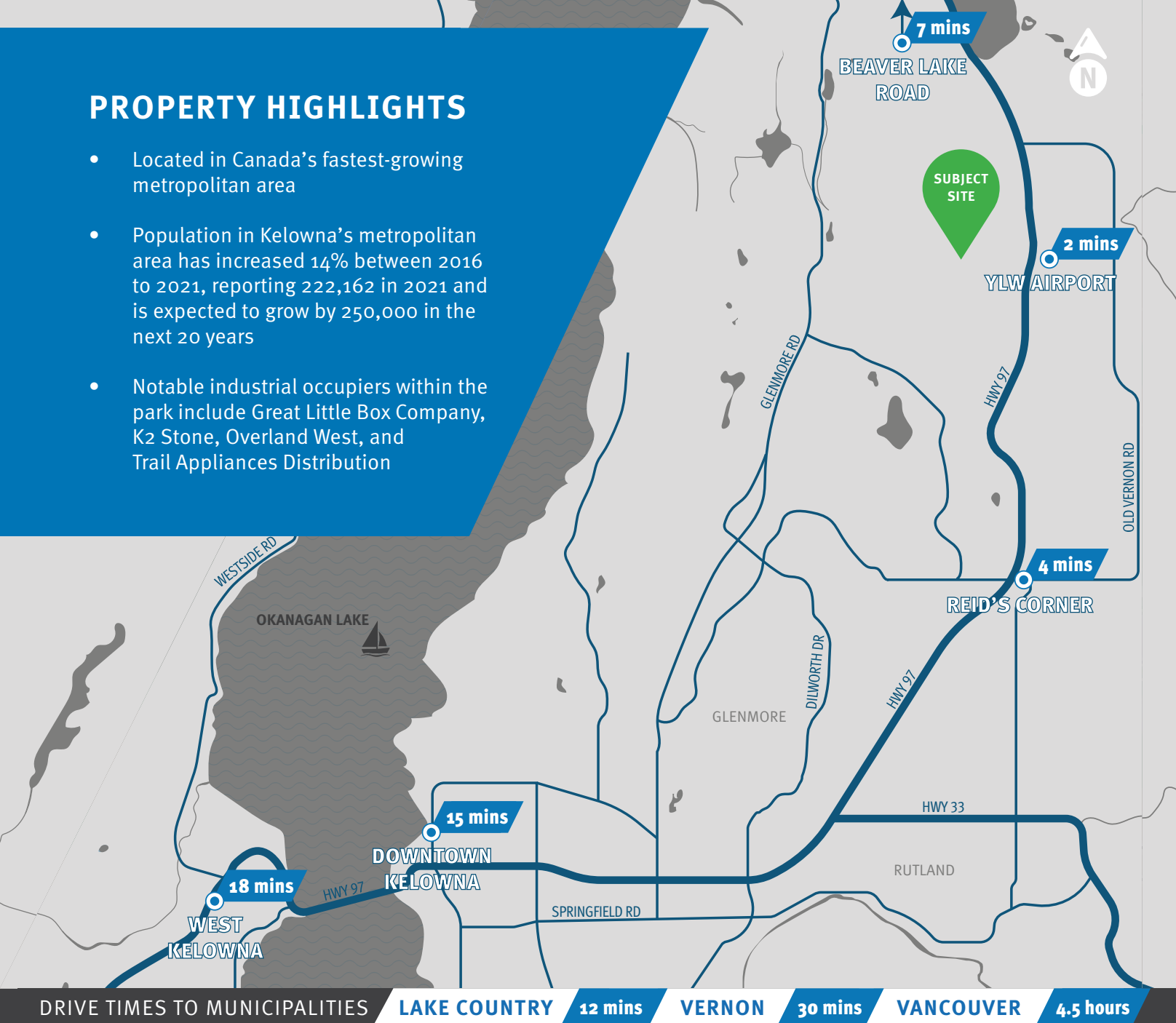
Beedie/

Marketed by

CBRE + **ROYAL LEPAGE KELOWNA
COMMERCIAL**

PROPERTY HIGHLIGHTS

- Located in Canada's fastest-growing metropolitan area
- Population in Kelowna's metropolitan area has increased 14% between 2016 to 2021, reporting 222,162 in 2021 and is expected to grow by 250,000 in the next 20 years
- Notable industrial occupiers within the park include Great Little Box Company, K2 Stone, Overland West, and Trail Appliances Distribution



LOCATION

Situated within Airport Business Park, the site is in proximity to two of Kelowna's main transportation hubs, located 650 meters west of Kelowna International Airport and 2 kilometers north of the University of British Columbia's Okanagan Campus.

Known as Kelowna's Northern Gateway, Airport Business Park spans approximately 70 acres and is comprised of unique mixed commercial, offering access to an array of amenities including retail, restaurants and hospitality services in the immediate area. The subject property also offers convenient transportation access, with bus stops located within walking distance.



OPPORTUNITY

On behalf of Beedie, CBRE & Royal LePage Commercial are pleased to present the opportunity to purchase or lease up to 8.54 acres of industrial development land adjacent to Kelowna International Airport. The site is located immediately off Highway 97, within Airport Business Park, offering excellent access and a strategic transportation advantage to major arterial routes in the Okanagan region.



PID

031-983-901

LEGAL ADDRESS

LOT B, PLAN EPP123820, DISTRICT LOT 32, SECTION 14, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT



AVAILABILITY

Lease: 1 to 8.54 acres

Purchase: Up to 8.54 acres

SALE PRICE - CONTACT LISTING AGENTS

LEASE RATE - STARTING FROM \$1.50 PSF

ZONING

I-2 - GENERAL INDUSTRIAL ZONE

The site's general industrial zoning allows for a wide range of uses for outdoor storage of materials, goods, and equipment associated with industrial and commercial businesses including, but not limited to, truck parking, RV storage, and boat storage.

LOT COVERAGE

All buildings, structures, and impermeable surfaces shall not cover more than 60% of the lot area.

SITE CONDITION

Graveled and graded

SITE SERVICES

Beedie will complete water, sewer and drainage, in accordance with the requirements of Kelowna and other relevant and applicable authorities and entities.

2050 PIER MAC WAY

KELOWNA, BC

CONTACT

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