

**FOR LEASE**



Unit 102 - 1965 Pier Mac Way - KELOWNA, BC

  
**Business Finders** Canada  
Commercial Real Estate Office

**STEVE HARVEY**

# PROPERTY DETAILS



## MUNICIPAL ADDRESS

1965 Pier Mac Way, Kelowna BC  
V1V 2K5



## ZONING

Comprehensive Development  
Zone CD15



## LEASABLE AREA

5,615 SF



## BASE RENT

\$ 17/SF



## TRIPLE NET

\$6.87 SF



## PRIME MIXED USE LEASE OPPORTUNITY

This is an exceptional opportunity to lease 5,615 SF of commercial or industrial space. This middle bay offers 32- 38' clear heights, 200 AMP power, and two loading doors (dock and grade-level), perfect for distribution, light manufacturing, or warehousing. Existing racking and a pick/pack area can be retained for added value.

Strategically located in a high-demand industrial hub with easy access to major routes, this commercial property for lease delivers flexibility and functionality for growing operations.



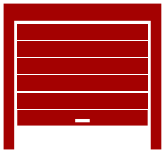
# FEATURES



Unit 102 - 5,615 SF Total



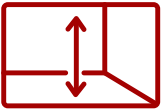
Rough in Plumbing



1 Semi-Truck Loading Dock  
1 Grade-Level Loading Door  
Ideal for shipping and receiving



Close to Kelowna International  
Airport and a major highway.



Sloped Ceiling - 32ft low - 38ft high  
Ideal for High-Volume Racking



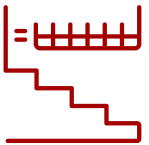
15 to 20 minute drive to  
downtown Kelowna



200 Amp Power



Seven parking stalls



Office Mezzanine  
On second floor

# LOCATION



Located in the heart of Kelowna's Airport Business Park, Unit 102 offers more than functional space—it offers a strategic position designed to move your business forward.

This location is just a 15 to 20 minute drive to downtown Kelowna, providing convenient access to the city's business core, while sitting only minutes from Kelowna International Airport—ideal for logistics, client access, and travel efficiency. With proximity to Highway 97, one of the Okanagan's busiest transportation corridors, your business benefits from exceptional connectivity to Vernon, Lake Country, and the wider Central Okanagan region.

A **signage opportunity** from Highway 97 gives your business premium exposure to thousands of daily drivers, making this an ideal location for companies that value visibility and accessibility.

This area is a magnet for industrial, technology, and commercial enterprises, supported by modern infrastructure, a strong local workforce, and continuous economic growth. With CD15 (Comprehensive Development) zoning, the area supports a variety of light industrial and commercial uses, allowing for long-term flexibility as your business evolves.

Tommy Gun's  
Warehouse

5,615 SF

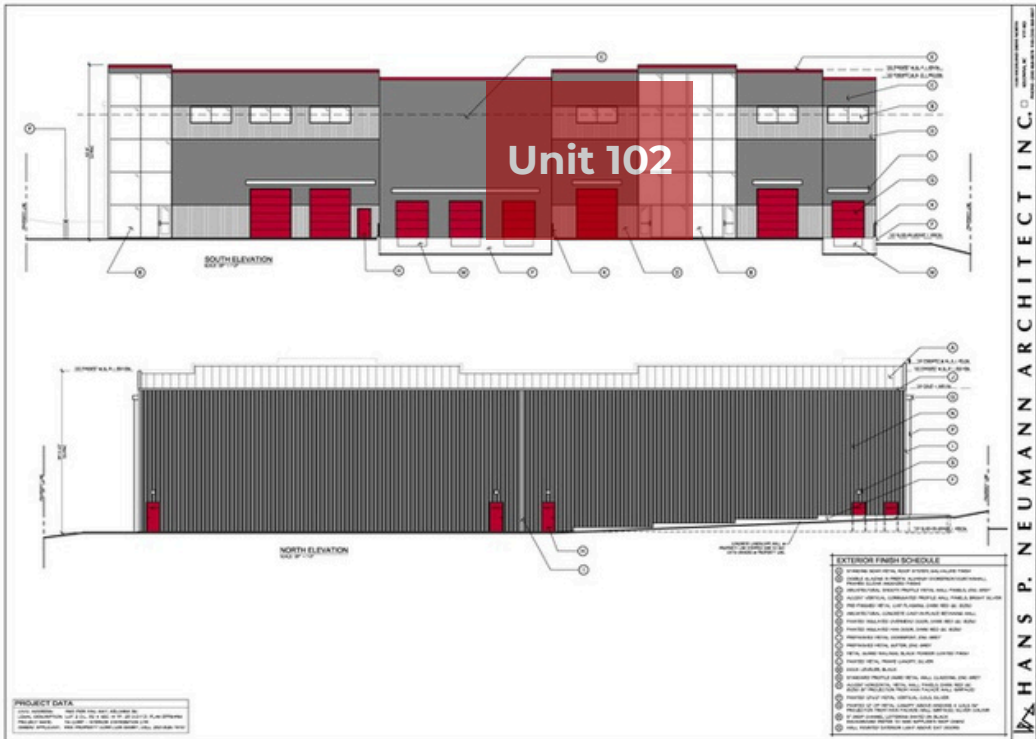
Rough In Plumbing

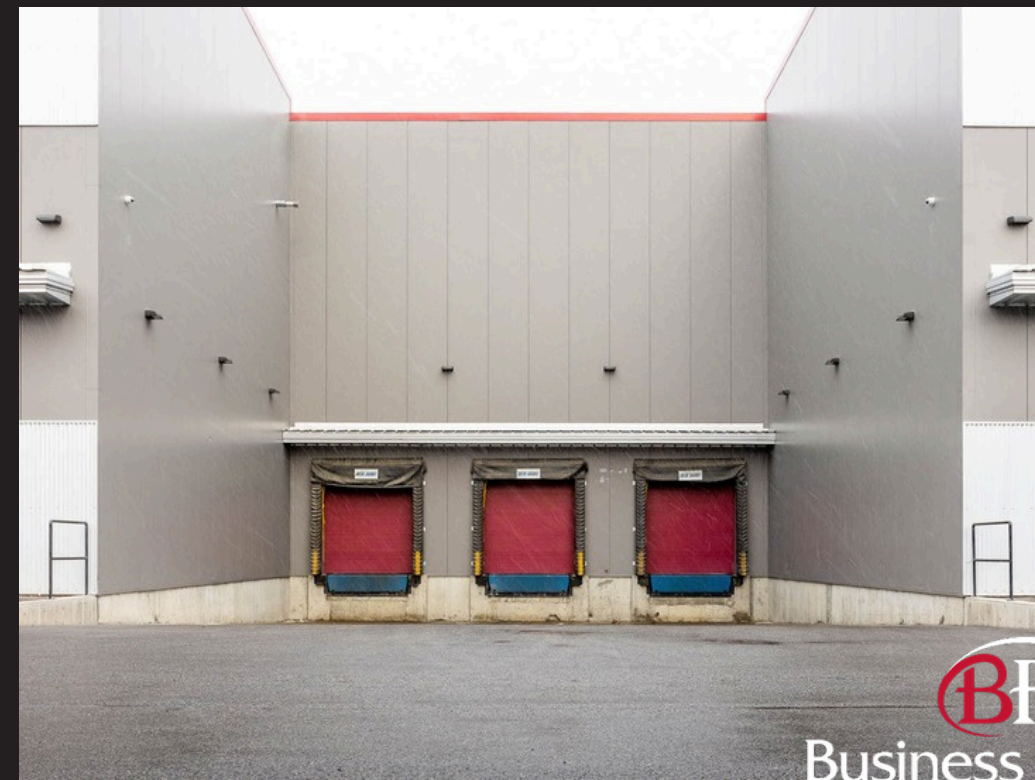
Unit  
102

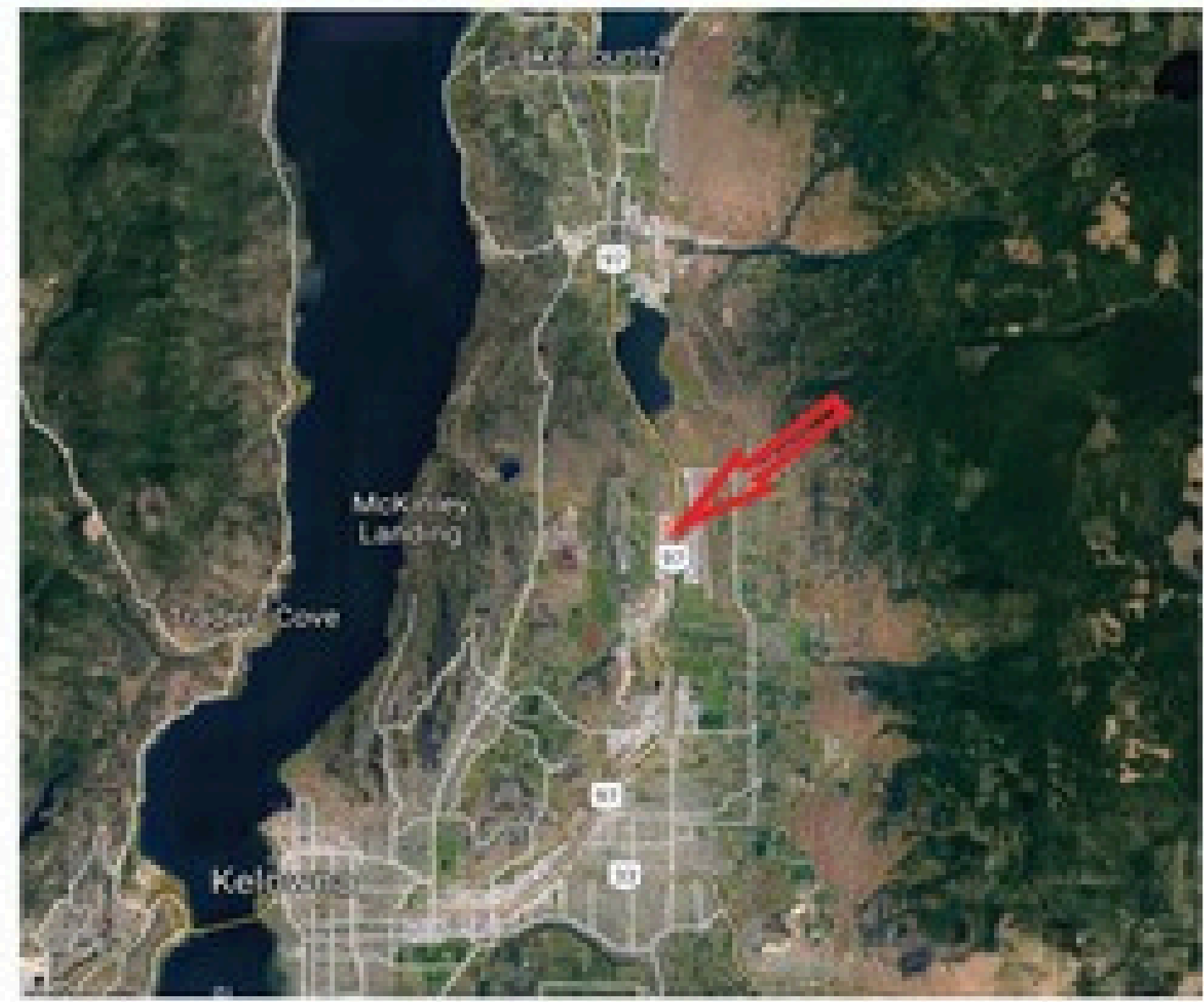


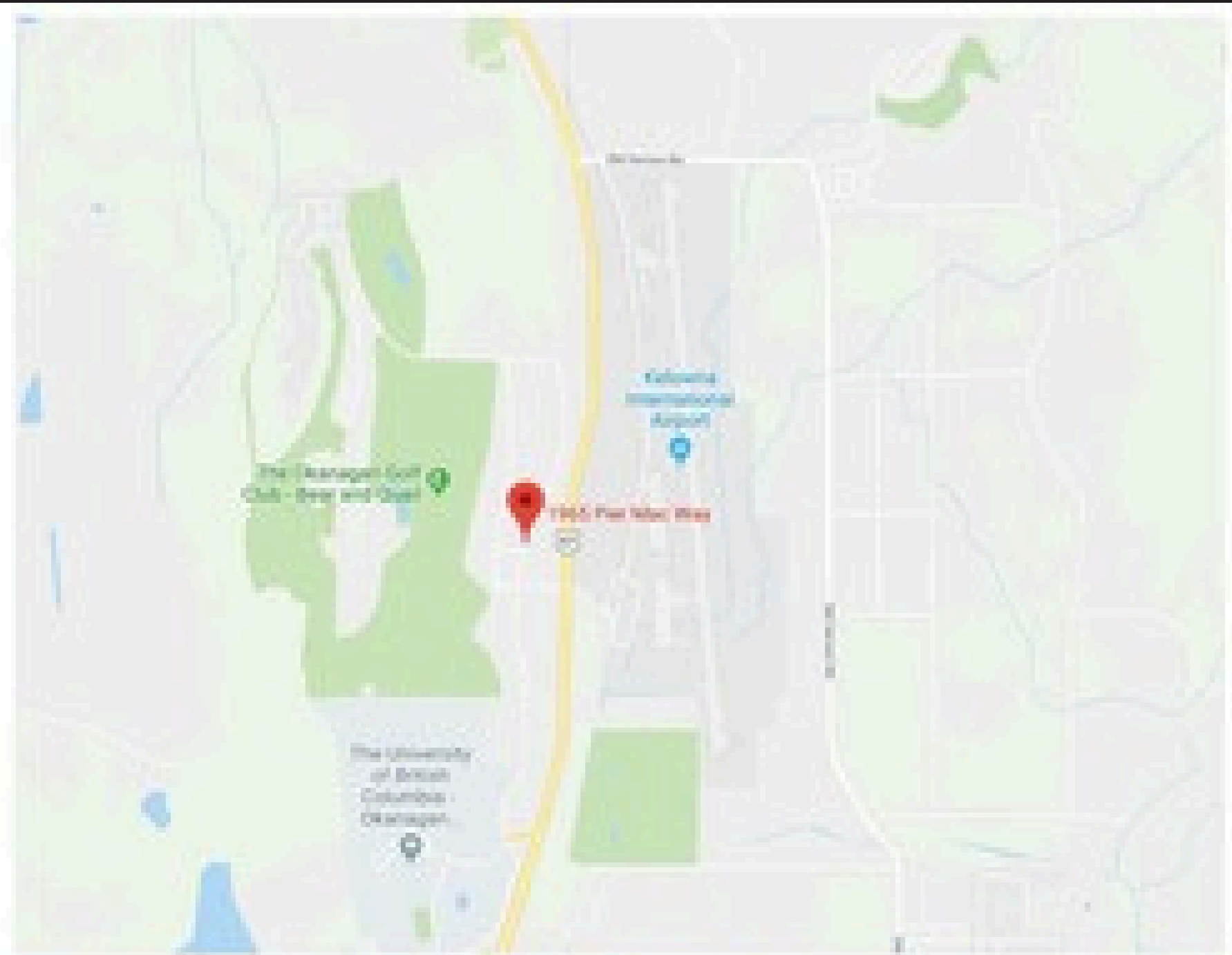
# LEASE BREAKDOWN

Category	Rate PSF	Monthly Total
Base Rent	\$17.00	\$8,890.42
Additional Rent (NNN)	\$6.87	\$3,214.59









# CONTACT

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## STEVE HARVEY

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