

Limited Time Offer  
Pricing from \$295 PSF



**FOR SALE OR LEASE** | Building 2 - 9640 McCarthy Road, Kelowna, BC

## INDUSTRIAL STRATA UNITS AT INTRAURBAN McCARTHY

- ▶ Brand new, premium industrial strata units
- ▶ 28' clear warehouse ceiling height
- ▶ Built-in concrete second floor mezzanine
- ▶ Skylight and operable windows

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# Salient Details

## Available Area

Unit 101	4,028 SF
Unit 102	LEASED
Unit 103	3,388 SF
Unit 104	3,388 SF
Unit 105	3,388 SF
Unit 106	3,388 SF
Unit 107	3,388 SF
Unit 108	3,388 SF
Unit 109	3,388 SF
Unit 110	3,388 SF
Unit 111	3,388 SF
Unit 112	3,388 SF
Unit 113	5,445 SF
<b>Contiguous Total</b>	<b>39,325 SF</b>

## Zoning

I2 General Industrial

## Occupancy

Immediate

## Parking

Minimum 2 reserved stalls per unit plus shared common stalls

## Clear Ceiling Height

28' clear warehouse ceiling height

## Introductory Lease Rate

\$10.00/SF in Year 1\*

## Additional Rent

\$6.64 PSF

## Price

Starting from \$295 PSF

\*For leases of 5 years or longer



## Building 2 - 9640 McCarthy Road Kelowna, BC



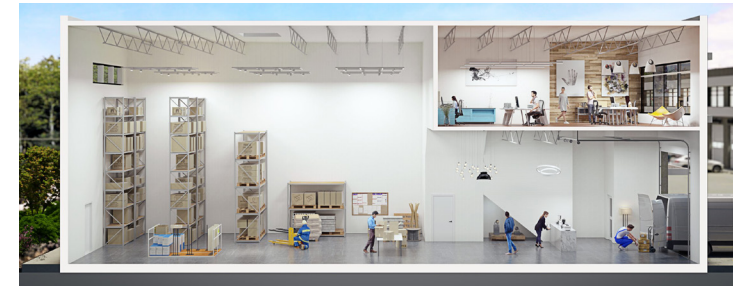
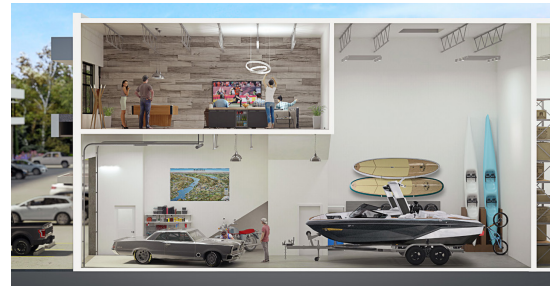
## Location

9640 McCarthy Road is located in Kelowna's commercial hub north of Kelowna International Airport. Located off Highway 97, the project offers excellent connectivity to all parts of the interior and amenities.

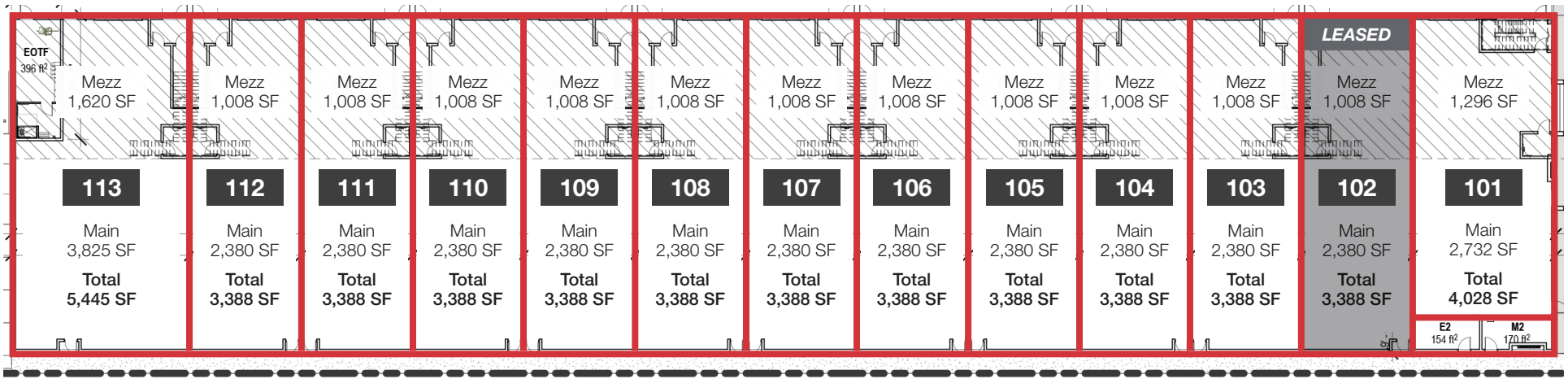
## IntraUrban McCarthy

Developed by PC Urban, these high quality, premium units add to the highly successful track record achieved under the IntraUrban brand.

The units are extremely well designed to fit a variety of businesses and may be combined for those requiring larger premises. Moreover, the strategic location, high specifications and architectural design make 9640 McCarthy Road the ultimate for light industrial and commercial users, recreational storage and investors alike.

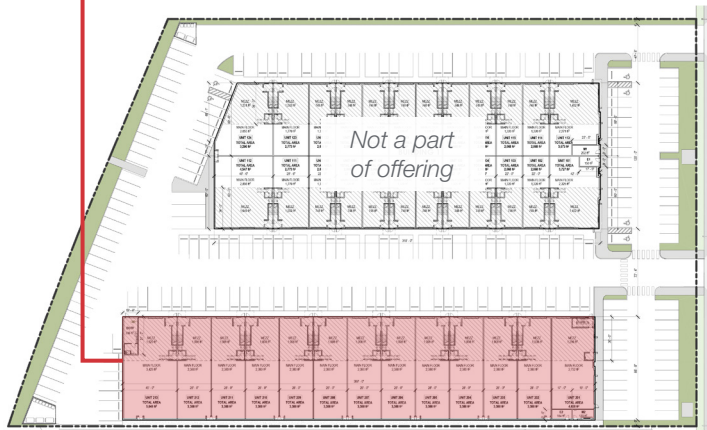


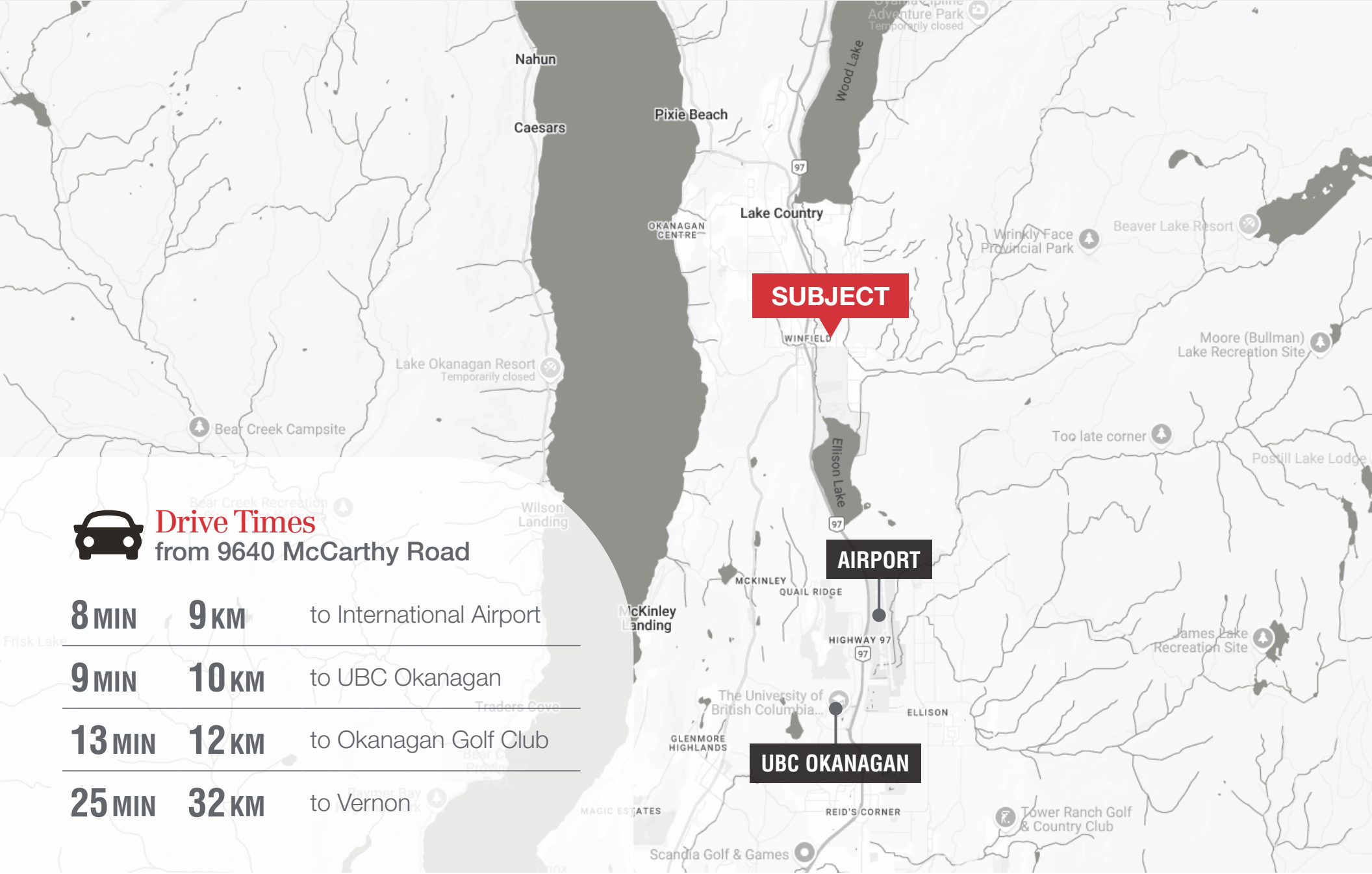
**Strata Plan**



**Highlights**

<b>AVAILABLE AREA:</b>	3,388 SF up to 39,325 SF contiguous
<b>LOADING:</b>	12' x 14' grade level overhead door per unit
<b>CLEAR HEIGHT:</b>	28' in main warehouse area
<b>FLOOR LOAD:</b>	500 lbs/SF main floor   100 lbs/SF mezzanine
<b>POWER:</b>	1 x 200 Amp 3-phase, 120/208 V
<b>LIGHTING:</b>	LED lighting
<b>VENTILATION, HEAT &amp; HVAC:</b>	Warehouse ceiling fans, gas-fired heaters, and HVAC system installed ensuring proper ventilation and climate control
<b>SPRINKLERS:</b>	ESFR Sprinklers





**SUBJECT**

**AIRPORT**

**UBC OKANAGAN**



### Drive Times

from 9640 McCarthy Road

**8 MIN**

**9 KM**

to International Airport

**9 MIN**

**10 KM**

to UBC Okanagan

**13 MIN**

**12 KM**

to Okanagan Golf Club

**25 MIN**

**32 KM**

to Vernon

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