



**CARRINGTON
BUSINESS PARK**

**SUPERIOR SPACE
UNBEATABLE VALUE**

FOR SALE

**SMALL BAY INDUSTRIAL UNITS
STARTING AT \$270/SF**

2 UNITS REMAINING IN PHASE 2



Marcus & Millichap

Call **250 712 3130** • 3310 Carrington Road, West Kelowna • CarringtonBusinessPark.com

Opportunity Awaits

Introducing Carrington Business Park, West Kelowna's premier industrial strata development. This one-of-a-kind project delivers unparalleled value and versatility for businesses seeking a competitive edge. Strategically positioned in West Kelowna's thriving industrial hub, Carrington offers exceptional highway exposure and state-of-the-art construction.

With flexible zoning that supports Industrial, Service Commercial, Office, Residential, and Ancillary Retail uses, this development stands as the most adaptable and high-value investment opportunity in the Okanagan region.

Own With Confidence

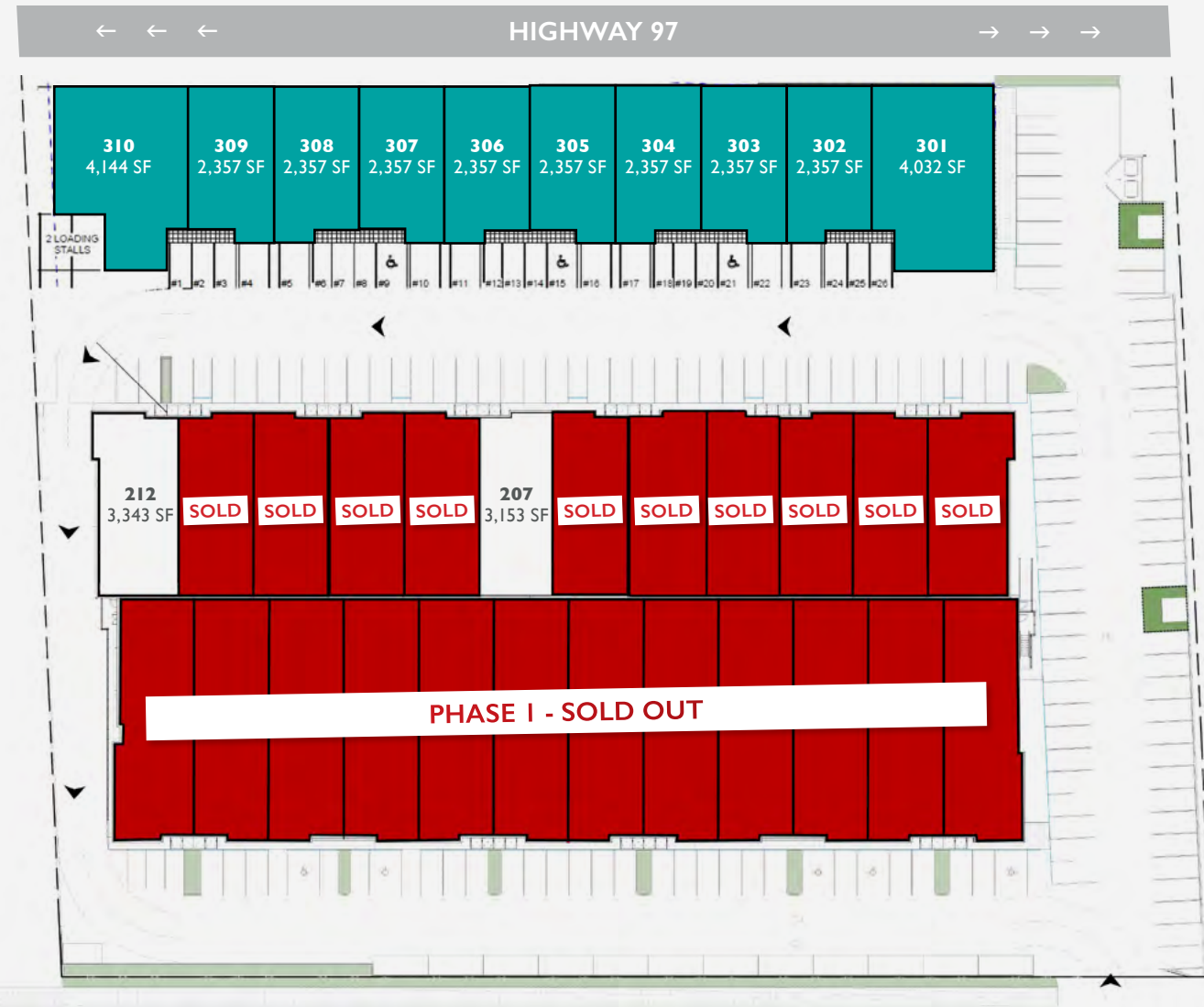


Invest in Carrington Business Park—situated on Westbank First Nation land—where innovation meets assurance. With a 125-year lease and robust legal safeguards, ownership at Carrington Business Park provides long-term stability and peace of mind.

Beyond security, owning on First Nations land presents unique advantages: decades of consistent value, potential for greater returns, and exemptions from the BC Property Transfer Tax and Speculation Tax. Make a smart investment choice that offers unparalleled benefits for your portfolio.



-  **CONSTRUCTION** • Concrete tilt-up insulated panels
-  **LOADING** • Grade loading with 12' x 12' overhead doors
-  **CEILING HEIGHT** • Warehouse space 24' clear
-  **SPRINKLERS** • Fully sprinklered
-  **BATHROOMS** • Includes 2 finished bathrooms; including 3-piece bathroom in 2nd floor
-  **LIGHTING** • High efficiency LED in warehouse
-  **PARKING** • Up to 5 parking stalls per unit
-  **EXPOSURE** • Pylon signage opportunities + highway exposure to 30,000+ vehicles per day
-  **FLOOR LOAD** • 500lbs/SF warehouse floor load capacity
-  **ELECTRICAL SERVICE** • 200A, 120/208V, 3-phase
-  **LIVE-WORK POTENTIAL** • Enclosed 2nd floor, insulated and serviced for residential use
-  **HVAC & HEATING** • Individual HVAC units and warehouse gas heaters included



CARRINGTON ROAD

Phase 3 → COMING SOON

Unit #	310	309	308	307	306	305	304	303	302	301
Grd Flr	2,916	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	2,749
2nd Flr	1,228	683	683	683	683	683	683	683	683	1,283
Total	4,144	2,357	2,357	2,357	2,357	2,357	2,357	2,357	2,357	4,032
Price	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA	TBA

Phase 2 → ONLY 2 UNITS REMAINING

Unit #	212	211	210	209	208	207	206	205	204	203	202	201
Grd Flr	2,306	SOLD				2,163	SOLD					
2nd Flr	1,037	SOLD				990	SOLD					
Total	3,343	SOLD				3,153	SOLD					
Price	\$280 psf	SOLD				\$270 psf	SOLD					

Phase 1 → SOLD OUT

Unit #	112	111	110	109	108	107	106	105	104	103	102	101
Grd Flr	SOLD											
2nd Flr	SOLD											
Total	SOLD											
Price	SOLD											



345,000
2024 Estimate
LABOUR FORCE
Within 10km

544,000
2024 Estimate
POPULATION
Within 10km

12,000
2024 Estimate
BUSINESSES
Within 10km

Investment With Confidence

Owning property on Westbank First Nation land is a secure and forward-thinking investment choice, backed by strong legal frameworks that protect ownership rights. The 125-year lease is structured to provide long-term stability, ensuring your investment is safeguarded for generations. These leases are legally binding, governed by robust federal and provincial agreements, and designed to give leaseholders the same security and confidence throughout the entire length of ownership.

In addition to legal protections, ownership on First Nations land offers distinct financial benefits. Properties are exempt from the provincial property transfer tax and the BC Speculation Tax, resulting in immediate and long-term savings.

West Kelowna: A Thriving Business Hub

Position your business for success in West Kelowna—the heart of Okanagan connectivity. With seamless access to major highways, regional transport routes, and Kelowna International Airport, West Kelowna is a strategic base for businesses looking to serve the region and beyond.

This rapidly growing, business-friendly community offers all the advantages of a connected location without the congestion of larger urban centers. Carrington Business Park is where opportunity meets accessibility, making it the ideal spot for your next move.

**ELEVATE YOUR INVESTMENT.
OWN AT CARRINGTON BUSINESS PARK.**

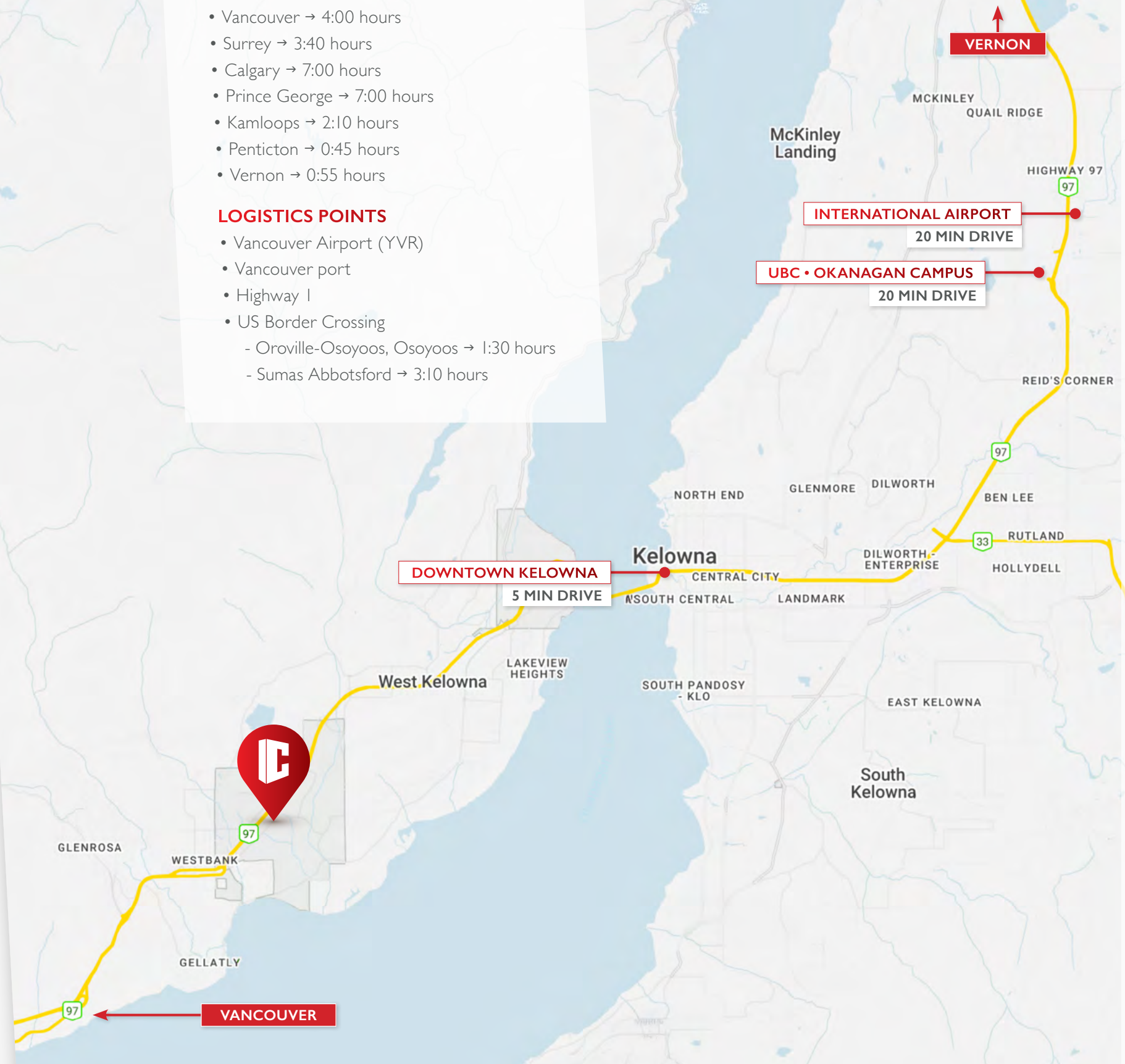
DRIVE TIMES

CITIES

- Vancouver → 4:00 hours
- Surrey → 3:40 hours
- Calgary → 7:00 hours
- Prince George → 7:00 hours
- Kamloops → 2:10 hours
- Penticton → 0:45 hours
- Vernon → 0:55 hours

LOGISTICS POINTS

- Vancouver Airport (YVR)
- Vancouver port
- Highway 1
- US Border Crossing
 - Oroville-Osoyoos, Osoyoos → 1:30 hours
 - Sumas Abbotsford → 3:10 hours





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UNBEATABLE VALUE**

CONTACT FOR MORE INFORMATION

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