

2075 MATRIX CRESCENT, KELOWNA

1.07 ACRE INDUSTRIAL PARCEL AT AIRPORT BUSINESS PARK

**FOR
LEASE**



WILLIAM | WRIGHT

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1.07 Acre I2 Zoned Industrial Lot Square Level, and Ready to Lease

An excellent opportunity to lease a vacant industrial parcel in Kelowna's sought-after Airport Business Park. This site offers a rare combination of efficiency, functionality, and connectivity for a wide range of industrial users. The parcel is square, flat, and easy to use, making it ideal for equipment storage, fleet parking, or operational staging. The site is serviced with power, which provides flexibility for lighting, plug-ins, or temporary office trailers. Zoned I2 – General Industrial, it allows for a broad mix of yard-based industrial purposes suited to contractors, service providers, and logistics operators. Immediate access to Kelowna International Airport, Highway 97, and the major transportation routes serving the Okanagan Valley, this central location is well established as one of Kelowna's premier industrial nodes.



**FLAT AND
SERVICED LOT**



**HIGH TRAFFIC
INDUSTRIAL
CORRIDOR**



**DIRECT
ACCESS
FROM HWY 97**



**ADJACENT TO
THE KELOWNA
INTL. AIRPORT**

Tenant Neighbours



Salient Facts

LOT SIZE

+/- 1.07 Acres

ZONING

I2

BASIC RENT

\$1.75/FT

ADDITIONAL RENT

\$0.77/FT

Minutes Away From The Airport

Adjacent to YLW Kelowna International Airport; direct access to Highway 97; central location in Okanagan Valley - junction point for Highway 97, 33, 6.

For More Information Contact

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YLW KELOWNA INTERNATIONAL AIRPORT

HWY 97

SUBJECT PROPERTY

FINNING CAT

MATRIX CRES

QUAIL RIDGE BLVD

DRIVING TIMES

YLW KELOWNA INTERNATIONAL AIRPORT	-- 3 MINS
HIGHWAY 33	----- 22 MINS
VERNON	----- 30 MINS
HIGHWAY 6	----- 36 MINS
PENTICTON	----- 1.2 HR