

INTRAUrBAN McCarthy - Pricing Matrix

BUILDING 1

Unit #	101	102	103	104	105	106	107	108	109	110	111	112
Ground	2,271 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,770 sf	2,055 sf
Mezz	1,402 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	1,003 sf	1,231 sf
Total	3,673 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,773 sf	3,286 sf
Total Price		\$858,220	\$827,200	\$806,520	\$806,520	\$806,520	\$806,520	SOLD	\$806,520	\$806,520	\$1,109,200	\$1,314,400

Unit #	113	114	115	116	117	118	119	120	121	122	123	124
Ground	2,325 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,320 sf	1,770 sf	2,898 sf
Mezz	1,402 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	748 sf	1,003 sf	1,649 sf
Total	3,727 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,068 sf	2,773 sf	4,547 sf
Total Price		\$858,220	\$827,200	\$806,520	\$806,520	SOLD	SOLD	\$806,520	\$806,520	\$827,200	\$1,109,200	\$1,818,800

Zoning: I2 - General Industrial

Updated Feb 5, 2024

IntraUrban McCarthy is the perfect space for a variety of small and medium-sized businesses:

Bakeries, microbrewers, food manufacturing, construction supply, wholesalers and distributors, small manufacturing (furniture, fashion, tools, etc.), high-tech/creative studio and recreational storage

Features

- 28' Clear warehouse ceiling height
- One 12' x 14' grade level front loading door per unit (with the possibility of combining units for rear loading opportunity)
- 500 lbs/sf loading capacity on the main floor and 100 lbs/sf on mezzanine
- 3-Phase power supply (200 amp) suits the most demanding of businesses
- Separately metered utilities
- ESFR Sprinklers
- Built-in concrete second floor mezzanine for roughed-in washroom plumbing
- Primed & painted mezzanine walls, and efficient LED lighting makes a convenient office space
- Accessible washroom built-out on ground floor and white primed interior warehouse drywalls for for a turnkey, ready-to-operate space
- Warehouse skylight, ceiling fan, and gas fired unit heater
- Operable windows and HVAC unit provided for heating and cooling mezzanine
- Mezzanine finishes now included

ROYAL LEPAGE KELOWNA
COMMERCIAL

INTRAUrBAN
McCarthy

Location. Design. Ownership. Vision.

Unit #	201	202	203	204	205	206	207	208	209	210	211	212	213
Ground	2,732 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	2,380 sf	3,825 sf
Mezz	1,296 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,008 sf	1,620 sf
Total	4,028 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	3,388 sf	5,445 sf
Total Price	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD

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