

OCCUPANCY SUMMER 2024



FOR LEASE

NEW INDUSTRIAL UNITS WITHIN
INTRAURBAN MCCARTHY

3,388 - 46,741 SF

BUILDING 2 | 9670 MCCARTHY ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

INTRAUROBAN MCCARTHY BUILDING 2

Introducing Building 2 at IntraUrban McCarthy, a premier multi-unit commercial industrial project, boasting modern design and highly flexible floor plans. This unique offering is tailored for the next generation of small, medium, and large-sized businesses, providing the perfect opportunity to secure sought-after industrial space in Kelowna, BC. Building 2 offers a total of eight units starting at a spacious 3,388 SF and may be combined up to 46,741 SF. This remarkable opportunity combines function and premium-quality features, providing an ideal space for various business needs.



PROPERTY DETAILS



MUNICIPAL ADDRESS

9670 McCarthy Road
Kelowna BC



LEASE RATE

Starting at
\$18.00 / SF



ZONING

I2 General Industrial



POSSESSION

Summer 2024



LEASABLE AREA

3,388 SF – 46,741 SF



NNN

TBD



PARKING

Minimum 2 reserved stalls per
unit + shared common stalls

FEATURES

CEILING HEIGHT	28' Clear in main warehouse for ample vertical storage
LOADING	13 Grade-level loading doors (12' x 14')
FLOOR LOAD	500 lbs/sf loading capacity on the main floor 100 lbs/sf on the mezzanine
POWER	Units 201, 202, & 208: 200 AMP 3-Phase electrical service All other units: Two, 200 AMP 3-Phase electrical service totalling 400 AMP (Meters may be combined to achieve 400AMP power service)
LIGHTING	High efficiency LED lighting throughout
VENTILATION, HEAT, & HVAC	Warehouse ceiling fans, gas-fired heaters, and HVAC system installed ensuring proper ventilation and climate control
SPRINKLERS	ESFR Sprinkler system

Warehouse skylight, ceiling fan, and gas-fired unit heater

Primed and painted mezzanine walls, creating a functional office space with efficient LED lighting

A built-in concrete second floor mezzanine with roughed-in plumbing for future washroom or kitchenette

Operable windows and HVAC unit for mezzanine heating and cooling

LED Lighting

White primed interior warehouse walls

28' clear warehouse ceiling height

Separately metered utilities

A fully complete, accessible washroom

12' x 14' Grade level loading door



SITE PLAN

TOTAL PROJECT SIZE

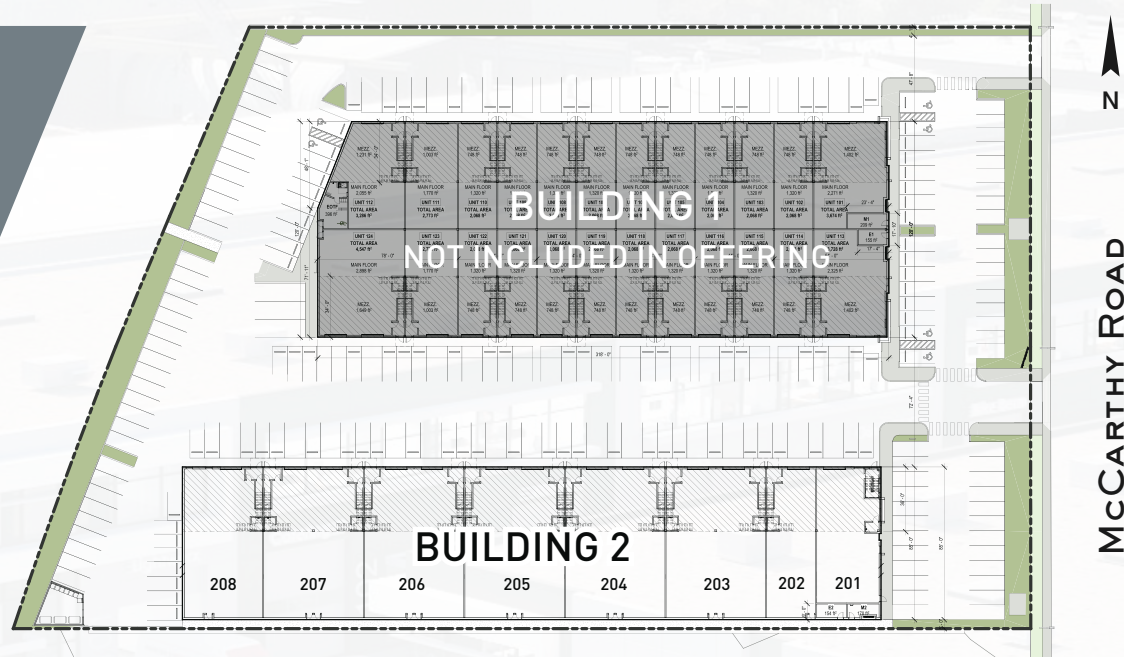
104,744 SF

BUILDING 1

58,003 SF

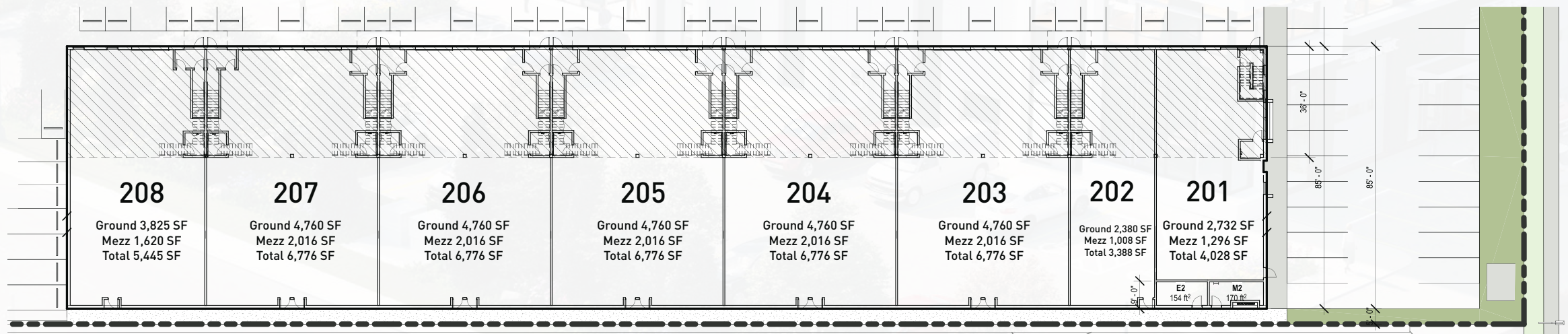
BUILDING 2

46,741 SF



BUILDING 2 – STRATA PLAN

Units may be combined up to 46,741 SF



Final demising walls still being determined - Contact Listing Agent for further details

STRATA UNIT BREAKDOWN: LEASE RATES STARTING AT \$18/SF

BUILDING 2	GROUND SF	MEZZ SF	TOTAL
UNIT 201	2,732 SF	1,296 SF	4,028 SF
UNIT 202	2,380 SF	1,008 SF	3,388 SF
UNIT 203	4,760 SF	2,016 SF	6,776 SF
UNIT 204	4,760 SF	2,016 SF	6,776 SF
UNIT 205	4,760 SF	2,016 SF	6,776 SF
UNIT 206	4,760 SF	2,016 SF	6,776 SF
UNIT 207	4,760 SF	2,016 SF	6,776 SF
UNIT 208	3,825 SF	1,620 SF	5,445 SF
TOTAL BUILDING SIZE 46,741 SF			

FLOOR PLANS WELL-SUITED FOR A WIDE ARRAY OF USES

ASPIRING ENTREPRENEURS AND BUSINESS OWNERS

Configured to accommodate emerging entrepreneurs and business proprietors who require adaptable, open-concept areas. These units are suitable for light manufacturing, food and beverage enterprises, warehouse and distribution activities, high-tech and creative studios, and similar ventures.

RECREATIONAL ENTHUSIASTS

Accessible and convenient spaces for individuals pursuing their recreational interests and hobbies. Whether it's for boating, motorcycle repairs, furniture design, or other leisure pursuits, these units offer the flexibility to support various recreational endeavours.

ABOUT THE DEVELOPER

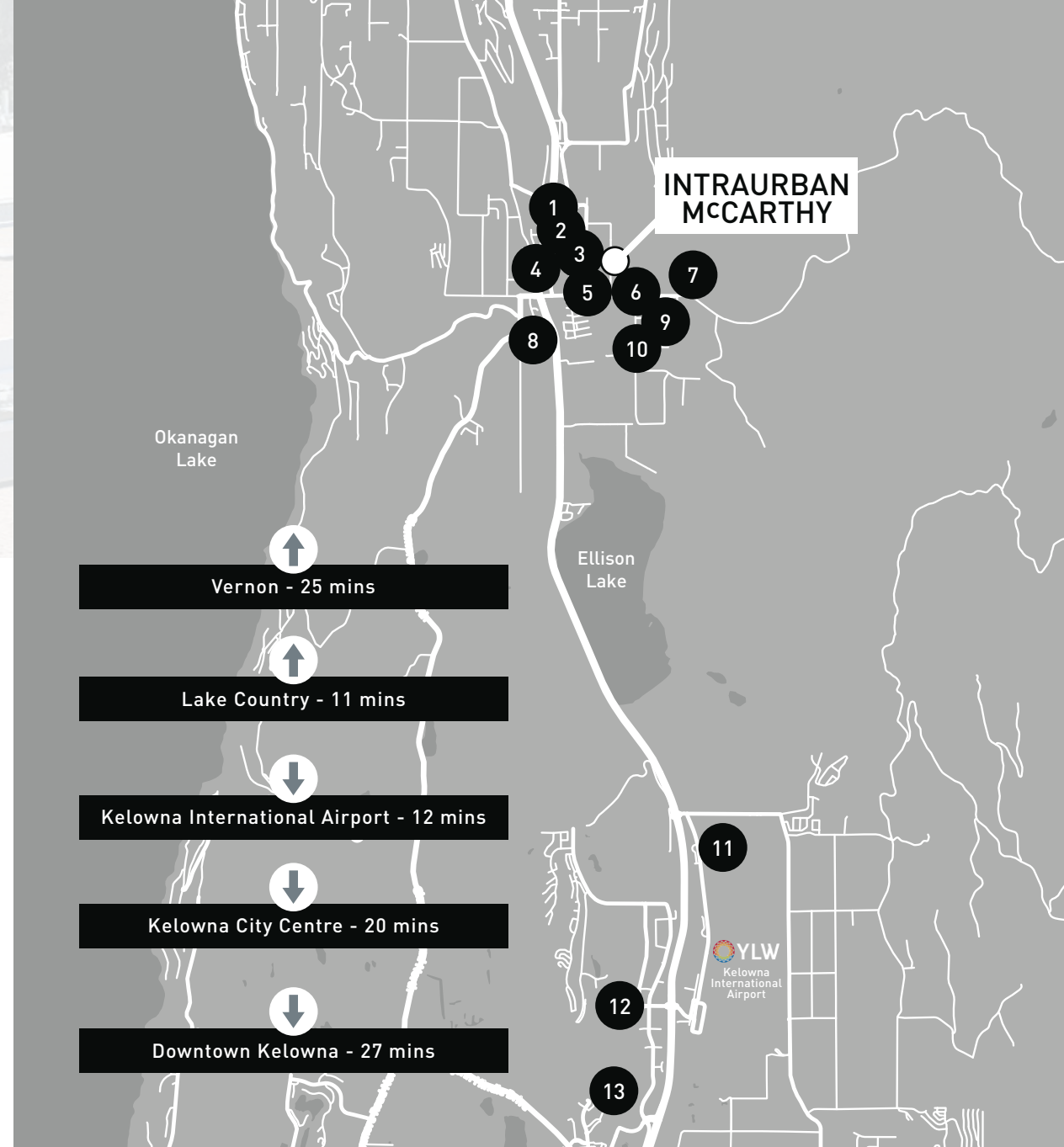
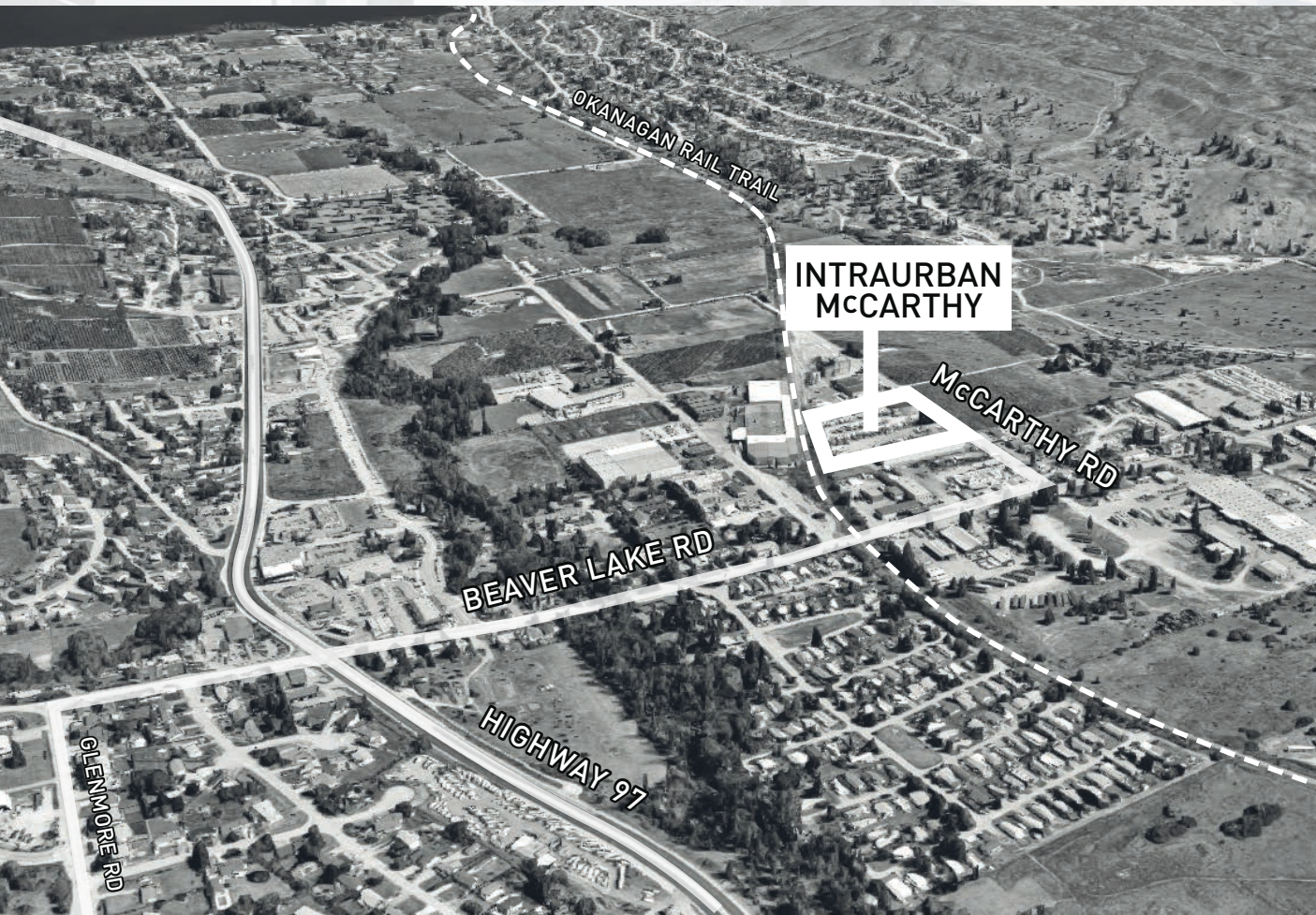
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Potential.Created.

PC Urban is a Vancouver-based real estate development company focused on building industrial, office, and multi-family residential properties.

PC Urban has a well-recognized track record of building highly successful commercial and industrial developments, providing small and medium sized businesses with flexible, premium-quality business space that's almost too good to be industrial.

LOCATION OVERVIEW

Conveniently located off Highway 97, IntraUrban McCarthy offers seamless access to the Okanagan's main arterial routes and transportation advantages throughout the Interior. Minutes away from the Kelowna International Airport and neighbourhood amenities, IntraUrban McCarthy is the newest development within the Kelowna North Industrial Hub.



1. Shoppers Drug Mart
2. Tim Hortons
3. BC Tree Fruits Cooperative
4. Save On Foods
5. Woodstock Lumber Sales
6. WM Kelowna
7. Intelcom

8. Voyager RV Centre
9. Spartan Metal Processing
10. Sysco Kelowna
11. OK Tire
12. The Okanagan Golf Club - Bear and Quail
13. University of British Columbia - Okanagan

CONTACT

STEVE LAURSEN

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stevelaursen@rlkcommercial.com

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