



## 9640 McCarthy Road 102/114 Kelowna British Columbia

\$1,716,440

Introducing IntraUrban McCarthy, a collection of 37 premium quality strata industrial spaces, specifically designed for the next generation of small and medium-sized businesses. This presents a unique opportunity to acquire sought after industrial real estate in Kelowna, BC, with highly flexible floor plans, modern design, and a full range of premium-quality features. The location is close to highway 97 and other major businesses and amenities, making this an excellent opportunity to acquire a valuable industrial property in the growing Kelowna North industrial park. PROPERTY DETAILS IntraUrban McCarthy offers owners plenty of flexibility within both buildings. Choose from three distinct floor plans starting from 2,068 sf in building one and 3,388 sf in building 2, or combine multiple units for larger floor plans and multiple bay doors. CEILING HEIGHT: 28' Clear in warehouse LOADING: One exclusive 12' x 14' grade-level loading door per unit FLOOR LOAD: 500 lbs/sf loading capacity on main floor & 100 lbs/sf on mezzanine POWER: 200 Amp 3-Phase LIGHTING: LED Lighting throughout ZONING: I2 OCCUPANCY: Summer 2024 - 2ND Floor mezzanine with roughed-in washroom plumbing - Primed & painted mezzanine walls, & efficient LED lighting - Warehouse skylight, ceiling fan & gas-fired unit heater - Washroom built-out on ground floor & white primed interior warehouse walls - Operable windows & HVAC unit provided for heating and cooling mezzanine (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.stevelaursen.com/>

**RE/MAX Kelowna**

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