



Unit 102

### 1965 Pier Mac Way 102 Kelowna British Columbia

University District

# \$19



For Lease - Industrial Bay 5,615 SF Available - July 2025 Possession An excellent opportunity to lease 5,615 square feet in the middle bay of this modern industrial facility. Ideal for distribution, light manufacturing, or warehousing. Property Highlights: Availability: Forecasted possession July 2025 Loading: 1 semi-truck loading dock + 1 grade-level loading door for efficient shipping & receiving Clear Heights: 32' at the low point, 38' at the high point - ideal for high-volume racking Power: 200 AMP electrical service Racking: Tenant has the option to retain existing racking and small pick/pack area Additional Rent: \$3.17 PSF Operating Costs (incl. management fee) \$3.70 PSF Property Taxes Well-located with excellent accessibility, this space offers flexibility and functionality for growing businesses. Contact us today for more details or to arrange a tour. (id:6769)

#### Steven Harvey

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