

# 2075 MATRIX CRESCENT

KELOWNA, BC

BUILD TO SUIT



46,914 sqft  
Total Lot Size

**FOR LEASE**  
**Industrial Property**

**IPG**

ICONIC  
PROPERTIES  
GROUP



Front View

## OPPORTUNITY

Pleased to present an opportunity to lease this brand new industrial unit in the Airport Business Park Kelowna. Total Size is approx. 29,536 sqft including 23,996 sqft of warehouse and 5,540 sqft of mezzanine.

Features include:

- One Grade level loading for each unit
- One Dock loading for each unit
- 28-32' clear ceiling heights
- ESFR sprinklers
- 200 amp, 3-phase power
- High efficiency lighting

CD15 zoning allows general industrial and business uses, including but not limited to warehousing, manufacturing, wholesaling and office. The building is estimated to have a Q4 2025 completion.

## PROPERTY DETAILS

<b>CIVIC ADDRESS</b>	2075 Matrix Cr, Kelowna, BC
<b>NEIGHBOURHOOD</b>	Airport Business Park Kelowna
<b>P.I.D:</b>	030-670-071
<b>LAND SIZE</b>	1.077 acres
<b>BUILDING SIZE</b>	14,375 sqft - 29,536 sqft

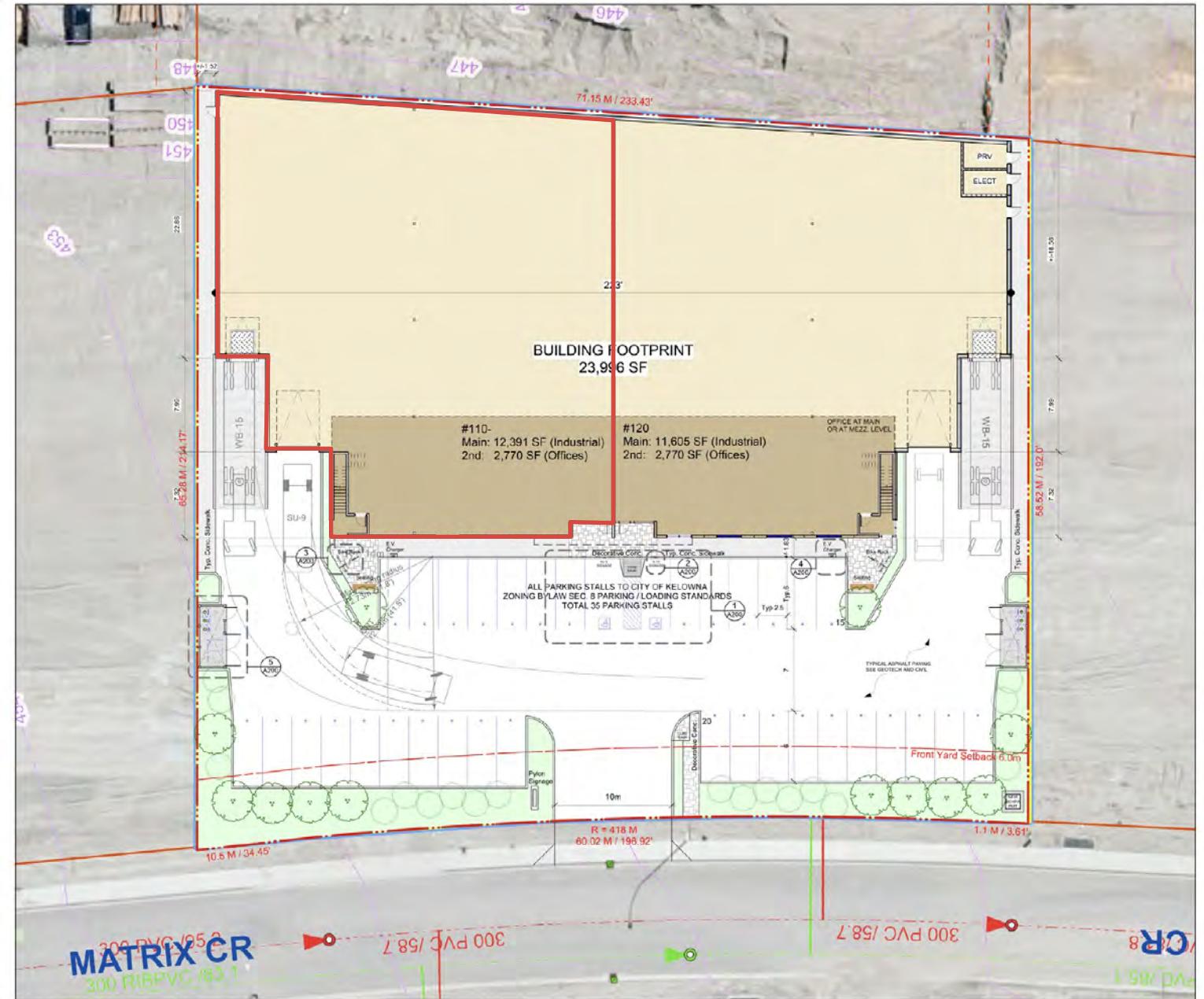
<b>ZONING</b>	CD15
<b>CEILING HEIGHT</b>	28-32 ft
<b>LOADING DOORS</b>	Dock: 1 dock loading for each unit Grade: 1 grade loading for each unit
<b>BASE RENT</b>	\$25 / sqft / annum
<b>ADDITIONAL RENT</b>	TBD

# #110 2075 Matrix Cr, Kelowna, BC

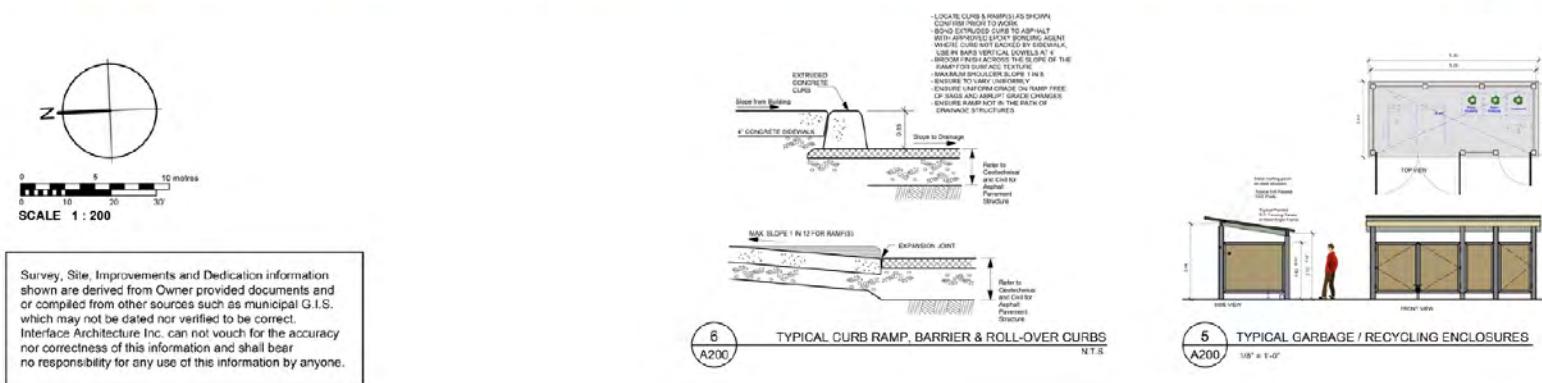
## PROPERTY DETAILS

<b>CIVIC ADDRESS</b>	#110 2075 Matrix Cr, Kelowna, BC
<b>BUILDING SIZE</b>	15,161 sqft - Ground Floor: 12,391 sqft - Mezzanine: 2,770 sqft
<b>ZONING</b>	CD15
<b>LOADING ACCESS</b>	- One Grade Loading - One Dock Loading
<b>PARKING</b>	16 parking stalls

## Floor Plan



## Street View



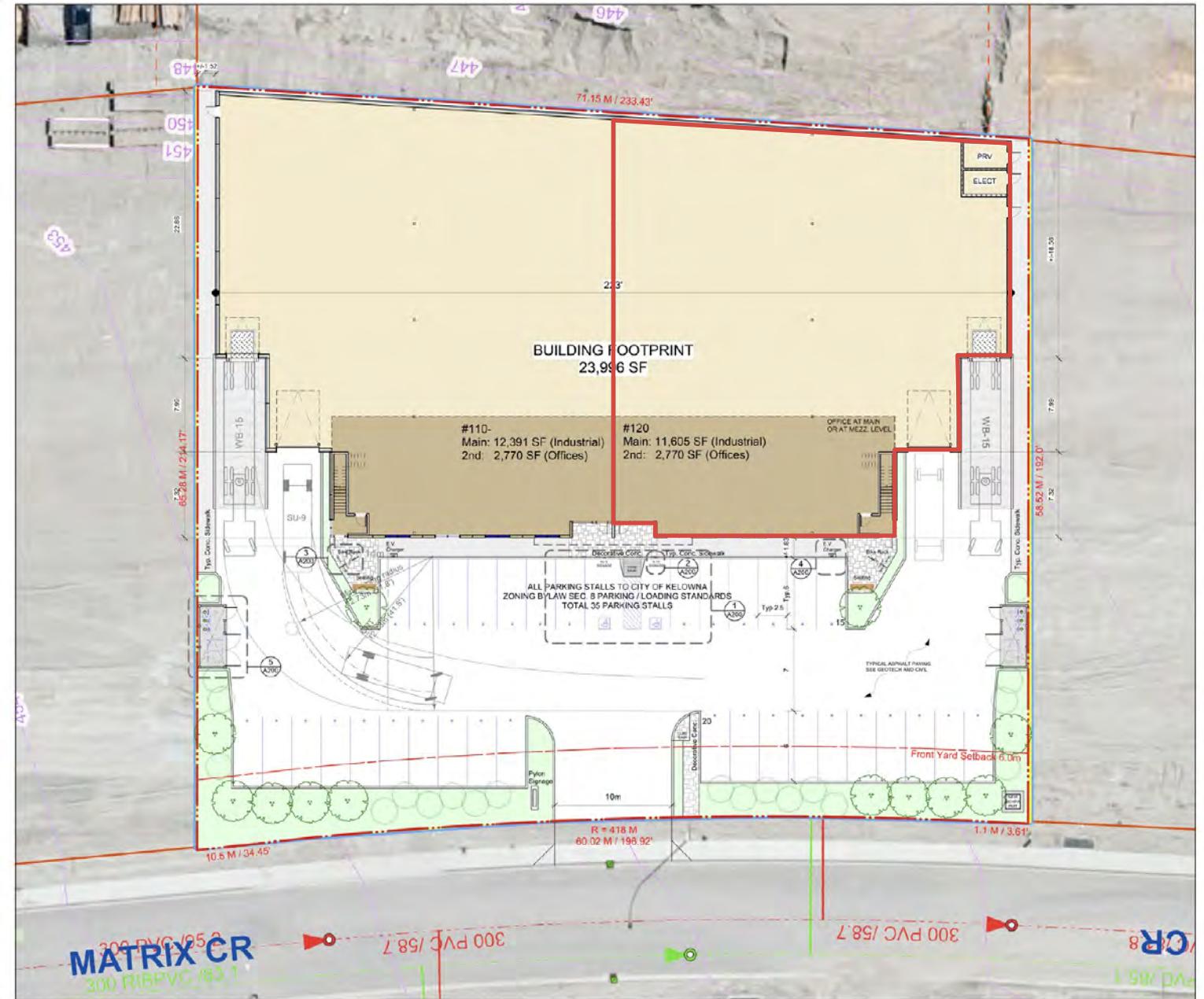
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# #120 2075 Matrix Cr, Kelowna, BC

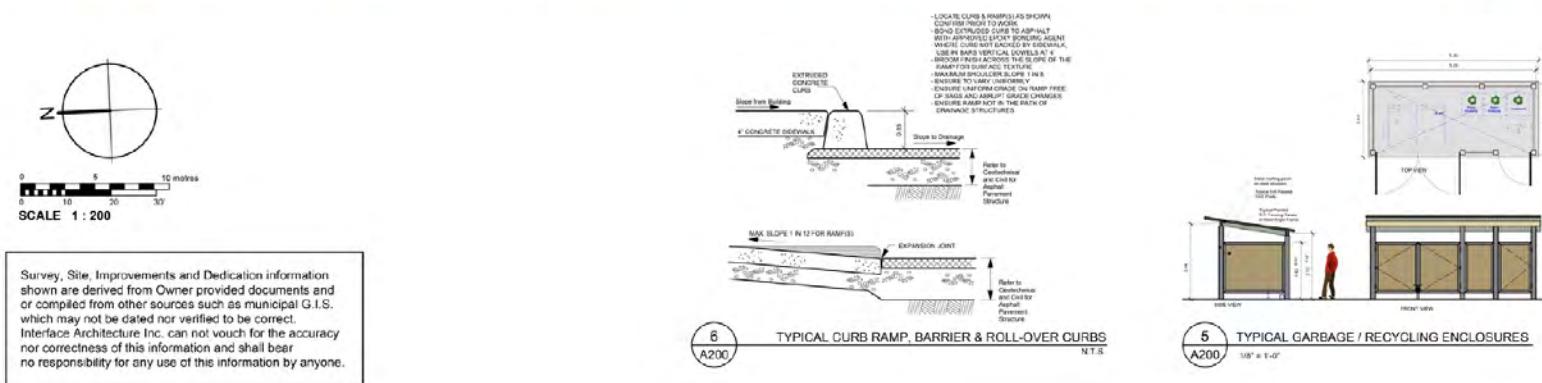
## PROPERTY DETAILS

<b>CIVIC ADDRESS</b>	#120 2075 Matrix Cr, Kelowna, BC
<b>BUILDING SIZE</b>	14,375 sqft - Ground Floor: 11,605 sqft - Mezzanine: 2,770 sqft
<b>ZONING</b>	CD15
<b>LOADING ACCESS</b>	- One Grade Loading - One Dock Loading
<b>PARKING</b>	16 parking stalls

## Floor Plan



## Street View



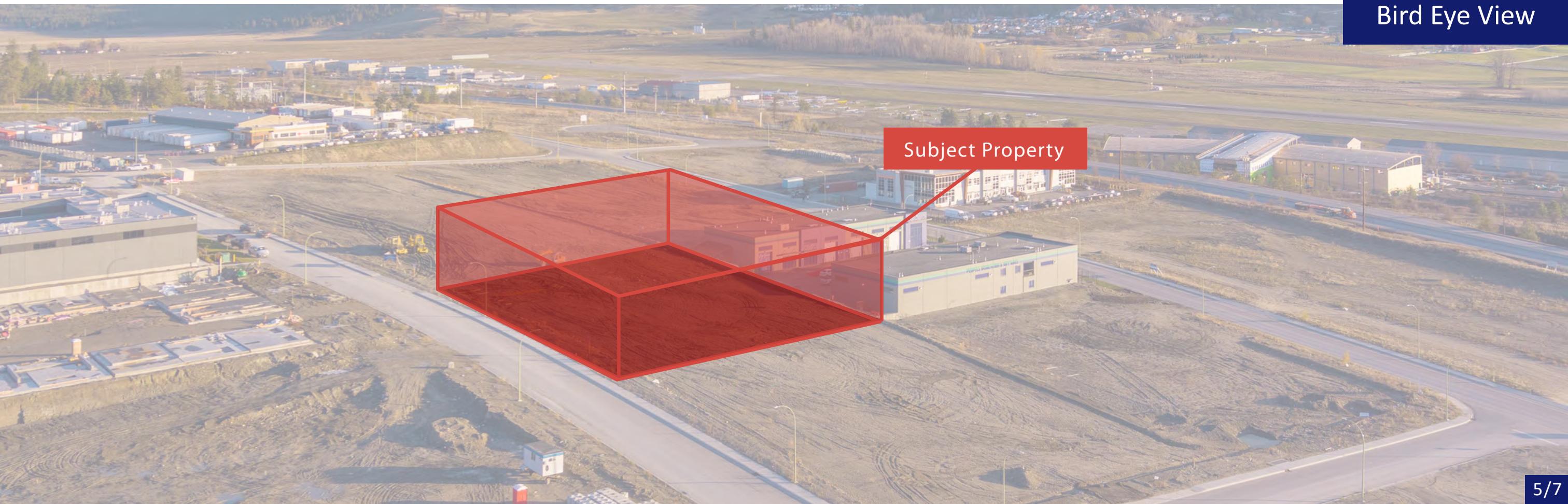
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## LOCATION

The Property is located on the east side of Matrix Cres in the Airport Business Park Kelowna. It is strategically located in a convenient and bustling area just minutes away from access to Hwy 97.

### Location Features:

- Quick Access to Hwy 97
- Close proximity to UBC Okanagan, Kelowna International Airport and Okanagan Golf Club
- Convenient access to Kelowna City Centre, West Kelowna and Lake Country
- Downtown Kelowna is just 20 min away





Aerial view from Matrix Crescent



Street view from Matrix Crescent



Street view from Northwest corner of site

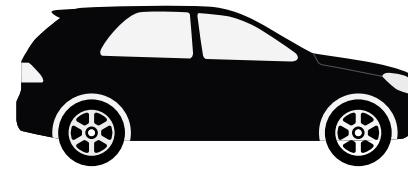


Street view from Southwest corner of site



## DEMOGRAPHICS

	1 km	3 km	5 km
<b>Population (2020)</b>	724	3,259	10,021
<b>Population (2025)</b>	778	3,562	10,862
<b>Projected Annual Growth (2020 - 2025)</b>	1.45%	1.79%	1.62%
<b>Median Age</b>	42.4	44.8	44.1
<b>Average Household Income (2020)</b>	\$95,128	\$92,989	\$98,518
<b>Average Persons Per Household</b>	2.3	2.3	2.5



**37,000+**  
VEHICLES PER DAY  
Along Hwy 97



**11**

Restaurants



**1**

Grocery/  
Supermarkets



**5**

Cafés/  
Bakeries



**4**

Schools/  
Learning Centres



**1**

Personal  
Services



**1**

Childcare  
Providers

**FOR LEASE**

**2075 Matrix Cr, Kelowna, BC**

**INDUSTRIAL**

**Khash Raeisi\***

Founder

Phone: 778-987-7029

Office: 778-819-2776 ext.1

Email: Khash@iconic.com

\*Personal Real Estate Corporation

**Randy Zhao\***

Co-Founder

Phone: 778-251-1001

Office: 778-819-2776 ext.2

Email: Randy@iconic.com

\*Personal Real Estate Corporation

**Office**

Phone: 778-819-2776

Email: contact@iconic.com

Website: www.iconic.com



ICONIC PROPERTIES  
GROUP

**RE/MAX COMMERCIAL ADVANTAGE**

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