

FOR LEASE
BUILD TO SUIT
OPPORTUNITY

AIRPORT BUSINESS PARK

Prime Opportunity for ABP Expansion



1760 Quail Ridge Boulevard, Kelowna BC

OPPORTUNITY

An opportunity to have your business, be it Business/ Industrial, designed and constructed to YOUR specifications.

LOCATION

Strategically located are four lots surrounding the new Airport Village Shopping Centre, across the entry road from the existing Hotel. Crossing Airport Way and Pier Mac Drive from a new Hotel soon to be constructed, en route to two major world class golf courses and the Quail Ridge Community. Excellent proximity to the ever expanding University of British Columbia Okanagan and directly across the Highway from The Kelowna International Airport.

Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

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COMMERCIAL

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

ROYAL LEPAGE

1-1890 Cooper Road Kelowna, BC V1Y 8B7

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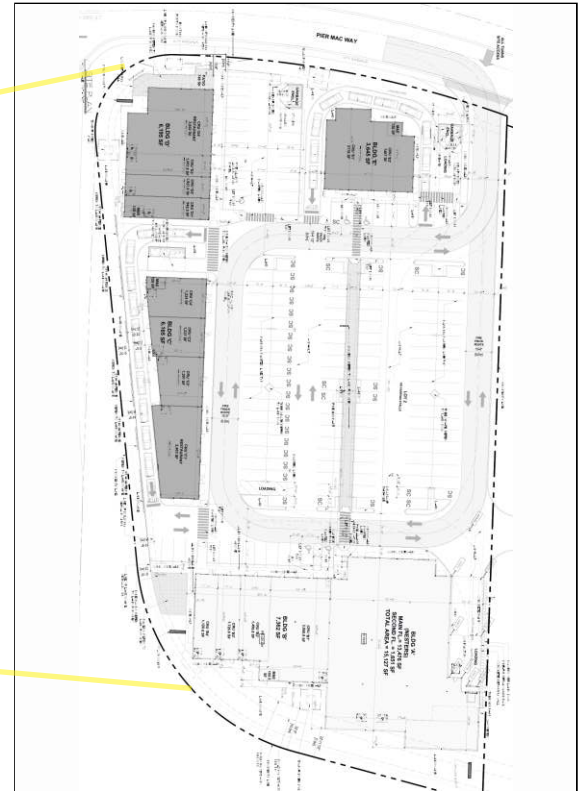
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LOCATION



Planned Lot 2 Development



The under construction, Airport Village Shopping Centre (LOT 2), slated for opening in December 2016 is shown for proximity of new businesses entering the area and is not part of this offer to lease package.

LOT 1, 3, 4 and 5 are presented as opportunity to have Build to Suit locations constructed, taking advantage of this brand new and rapidly growing business park.

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PROPERTY DETAILS

- Lot 1: totals 3.68 acres or 160,300 Sq Ft and can easily accommodate from 5,000- 44,000 Sq. Ft. of buildings.
- Lot 2: (shown for proximity reference of future shopping centre)
- Lot 3: totals 2.87 acres or 125,000 Sq Ft.
- Lot 4: totals 1.20 acres or 52,2720 Sq Ft.
- Lot 5: totals 1.15 acres or 50,094 Sq Ft.

KEY FEATURES

- Brand New Shopping Centre being constructed adjacent to available lots, bringing strong traffic
- Abundant highway exposure, plus through traffic to the University district, Quail/ Bear Golf Course and the upper scale residential area
- Additional Hampton Inns & Suites announced plans for construction to fill the need of ever growing visitors to the Okanagan
- YLW recent purchase of adjacent Shadow Ridge Golf Club, signaling the future plans of lengthening the runway to accommodate international flights, plus continued terminal and surrounding area expansion planned for the coming 20-30 years.
- Total potential building development space of 193,842 Sq Ft, depending on business type and BTS progress
- Zoned CD15

OFFER

Lease rates will be based on the Tenant's requirements and size.



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MUNICIPAL ZONING: CD15

Land and structures shall be used for the following uses only, or for a combination of such uses:

The CD15 zoning has been created solely for the Airport Business Park. It combines aspects of commercial and industrial zones allowing multiple uses. In a unique signature style setting.

A high development standard is achieved through building façade, sustainable landscaping and design guidelines.

Commercial designation provides some 30,000 square feet of retail development on Airport Way and Highway 97 frontage.

CD15 Airport Business Park – Industrial designation accommodates a wide range of sustainable business, office, technology, manufacturing, sales and service, fleet, distribution, industrial, warehouse sales, in a unique signature style.

1.1 Purpose:

The purpose is to provide a zone for the development of a comprehensively planned business park for high technology and general industrial and business uses to complement the City's northern gateway development node. This zone will also provide for a neighbourhood commercial area as part of the airport business park development.

Principal Uses:

- (a) animal clinic, major
- (b) auctioneering establishments
- (c) automotive rentals
- (d) broadcasting studios
- (e) business support services
- (f) care centres, major
- (g) commercial storage
- (h) contractor services, limited
- (i) custom indoor manufacturing
- (j) emergency and protective services
- (k) food primary establishments
- (l) fleet services
- (m) general industrial
- (n) liquor primary establishment, minor
- (o) non-accessory parking
- (p) offices
- (q) recycling depots
- (r) vehicle and equipment services, industrial
- (s) warehouse sales
- (t) utility services, minor impact

1.2.2 The principal uses for areas noted as commercial on CD15 Map 1 are:

- (a) business support services
- (b) drive-in food services
- (b) food primary establishment
- (c) financial services
- (d) gas bars
- (e) health services
- (f) liquor primary establishment, minor
- (g) offices
- (h) participant recreation services, indoor
- (i) personal service establishments
- (j) private clubs
- (k) recycled materials drop-off centres
- (l) retail liquor sales establishment
- (m) retail stores, general

Secondary Uses:

- (a) residential security/operator unit
- (b) outdoor storage

For a complete and detailed outline of the CD15 zoning, please contact Rob Archibald of Royal LePage Kelowna

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