



Only 3 Units Remaining



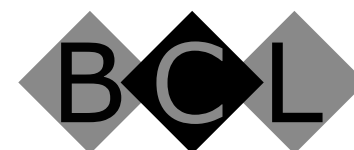
MOUNTAIN LAKE

INDUSTRIAL

Premium Industrial Strata Units For Sale

2045 Matrix Crescent | Kelowna BC

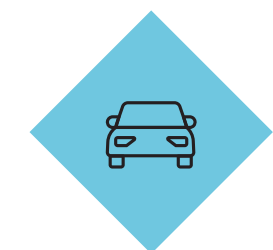
MountainLakeIndustrial.com



Mountain Lake Industrial

Mountain Lake Industrial is an exclusive opportunity to own a brand new, premium industrial space in Kelowna. With prominent exposure on Highway 97, Mountain Lake Industrial features units from 6,424 SF to 19,933 SF in an intimate business park setting.

Thoughtfully designed with 26' clear ceilings, mezzanines, high quality construction, and contemporary specifications, Mountain Lake Industrial is a great place to take the next steps of your business journey.



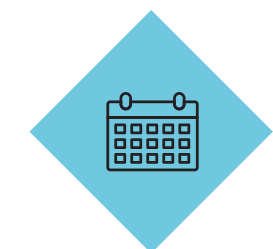
**31 parking stalls
+ 5 loading bays**



**Zoning: Airport
Business Park (CD15IN)**



**12' W x 14' H grade
level loading doors**







Occupancy Q2 2024

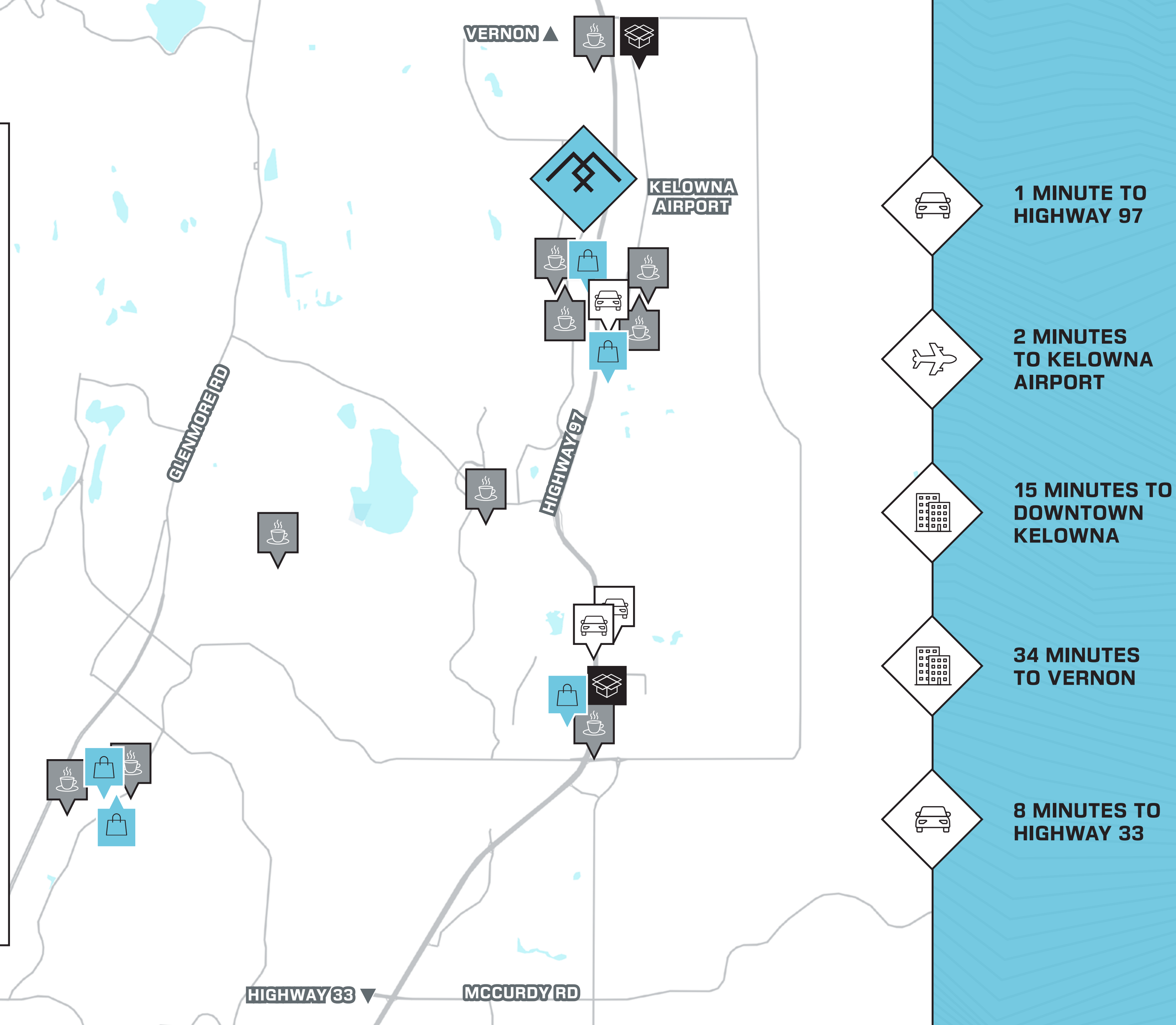


Strategically Located

Located at 2045 Matrix Crescent, Mountain Lake Industrial provides easy access to the Kelowna International Airport and all main thoroughfares including Highway 97 and Highway 33.

It's situated along one of Kelowna's primary transit routes, offering convenient accessibility for employees, suppliers and clients. There are an abundance of amenities located nearby including retail and restaurants for staff and employees to enjoy. A 15-minute drive to Downtown Kelowna provides additional amenities including restaurants, shops, banks and fitness locations.

-  **2** Delivery Services
-  **5** Shopping Centres
-  **3** Gas Stations
-  **10** Restaurants



Expand your business in the fastest growing metro area in Canada

Kelowna is quickly evolving into the business hub of the Interior. This neighbourhood benefits from a growing workforce and being well connected to the highway network. Businesses that invest here now will be at the crest of a wave of exciting commerce and development. This exclusive ownership opportunity allows you to grow your business in a market where strata-titled industrial space is increasingly rare.



2.6%
Annual Population Growth



60,000
New Residents by 2030



0.5%
Industrial Vacancy Rate



149,687
Total Population



53,900
Total Households



43.6
Median Age



68,060
Labour Pool

Own VS Lease

Owning Your Space is a Smart Business Decision



BUILD EQUITY
Build equity by paying down your principal



LONG TERM VALUE
Bring long term value to your capital investments by writing off mortgage interest expenses



LOW INTEREST RATES
Low interest rates help ensure monthly payments are consistent



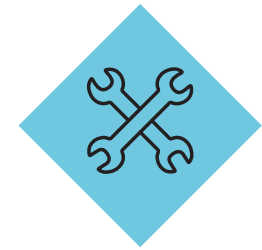
DIVERSIFY YOUR PORTFOLIO
The choice is yours to occupy, lease, or sell your property



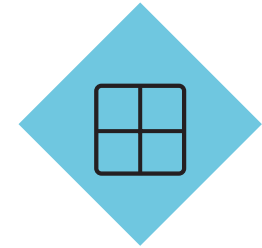
CONTROL YOUR PROPERTY
Avoid annual rent escalations

State-of-the-Art Features

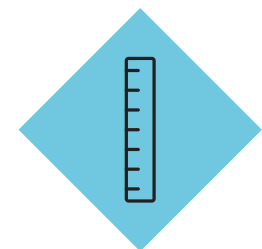
Efficient Design and Configuration



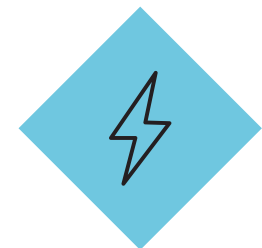
Concrete tilt-up structure consisting of tilt panels and glazing



Double glazed and tempered exterior windows



26' clear ceilings



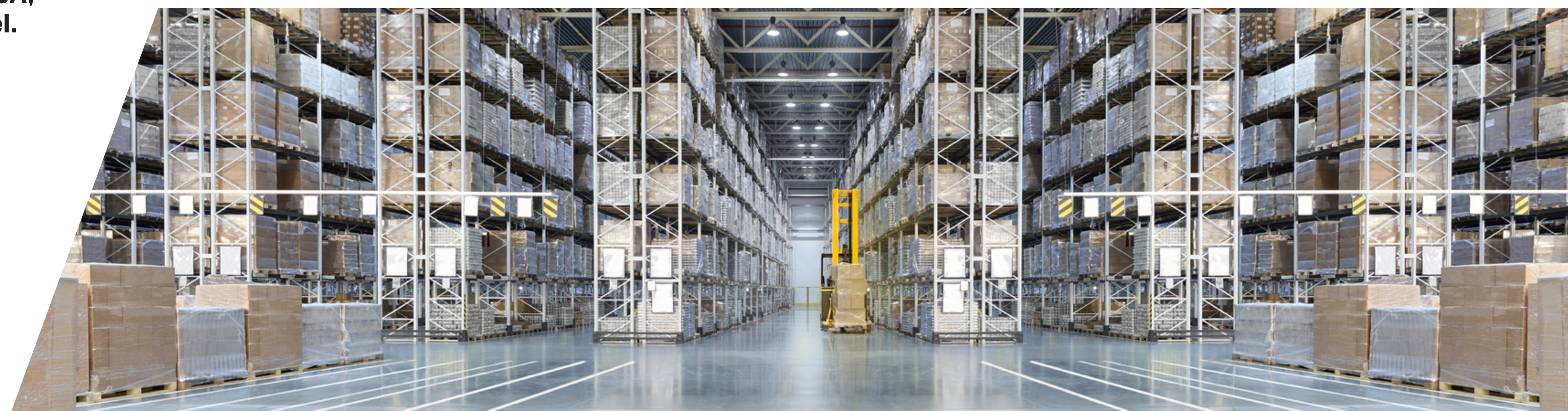
All units separately metered for electrical and energized via a 300 kVA pad-mounted transformer. Each unit has one 208V – 225A, 120/208V 3 ϕ 4W 42 circuit electrical panel.



High efficiency LED lighting fixtures



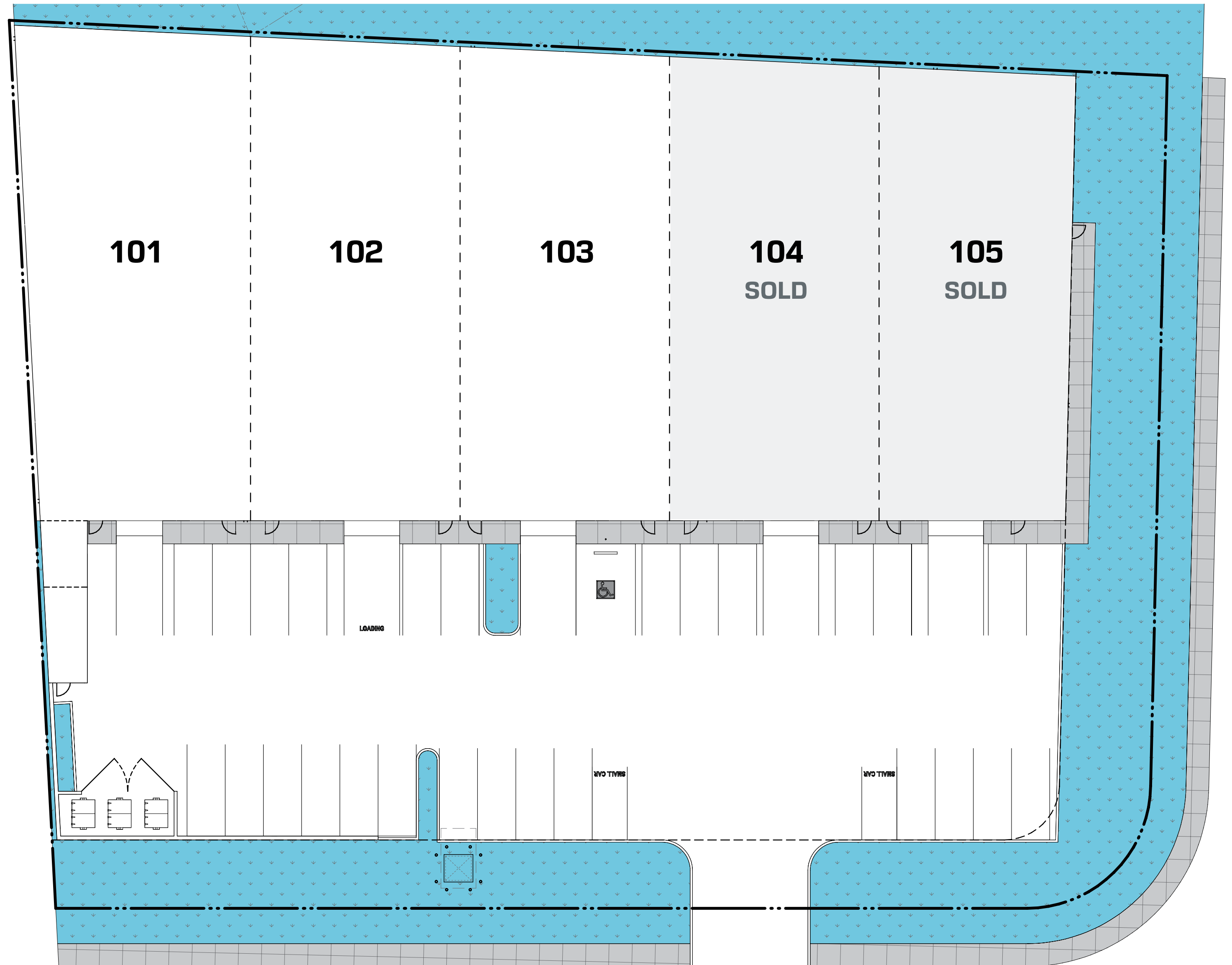
ESFR sprinkler system



Site Plan



Unit	Ground Level	Mezzanine	Total
101	5,096 SF	1,890 SF	6,986 SF
102	4,681 SF	1,842 SF	6,523 SF
103	4,583 SF	1,841 SF	6,424 SF
104	SOLD		
105	SOLD		



Project Team

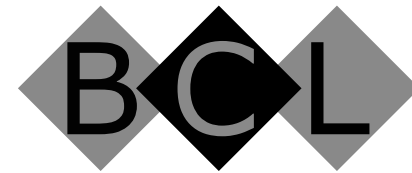


CHIP Developments

Chip Pacific Developments was established on the foundation of producing user-oriented commercial real estate built on relationships, quality and a long-term vantage point.

The partners bring together construction, development and business operator knowledge to deliver a thoughtful user and investment focused product to the Okanagan industrial market. With a long runway ahead, Chip Pacific is dedicated to developing a legacy built on quality, precision and reliability.

chipdevelopments.com



BCL Construction Ltd.

BCL Construction is a full service, commercial design-build company with a track record of over 20 years in the construction industry. BCL's top company goal is to deliver quality construction and end-to-end service via a cost effective approach that helps meet the long-term needs of our clients. BCL Construction is built upon trust, quality and integrity for all project stakeholders - clients, trades and partners.

bclconstruction.com



Crete Capital

Crete Capital helps entrepreneurs and investors secure streamlined financing solutions for corporate growth and commercial real estate transactions, specializing in industrial strata. As debt capital market advisors, Crete Capital is a market leader in arranging advantageous terms and conditions to help companies thrive in a competitive business environment. With \$1B+ in transaction experience, Crete Capital leverages the knowledge and experience within the agency to bring forth negotiation power and speed to close. The Principals have decades of experience facilitating capital for entrepreneurs in support of business growth, commercial real estate investments and M&A.

cretecapital.com



Colliers Canada

Colliers is a leading diversified professional services and investment management company. With operations in 63 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.6 billion and \$92 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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MOUNTAIN LAKE

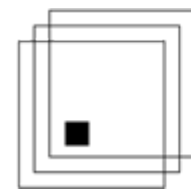
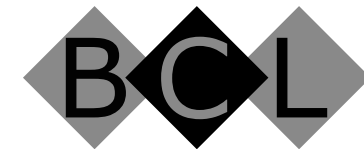
INDUSTRIAL

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**CRETE
CAPITAL**



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