



**NOW SELLING 2010 MATRIX CRESCENT IN KELOWNA'S AIRPORT BUSINESS PARK**  
**INDUSTRIAL UNITS RANGING FROM 1,932 - 30,000 +/- SF**

**VENTURE  
COMMERCIAL**  
A DIVISION OF VENTURE REALTY CORP

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# VENTURE

## COMMERCIAL

A DIVISION OF **VENTURE REALTY CORP**

Venture Commercial is proud to present 2010 Matrix Crescent in Kelowna, including 14 high profile units designed for function, customization and style. Units can be combined ranging from 1,932 +/- SF to 30,000 +/- SF. Located in Airport Business Park near the Kelowna International Airport, this is an industrial opportunity like no other. Slated for completion by Q3 2023.





## KEY FEATURES

- Building layouts allow for flexible floorplans and customization
- Timeless modern architecture design using high quality materials
- Energy efficient building
- Abundant glazing allows for natural light
- Separately metered units
- Bright outdoor lighting



Mezzanine Space  
Available



Various Sizes Available  
1,932 SF - 30,000 SF



Beautiful Landscaping



Plenty of Onsite  
Parking Stalls







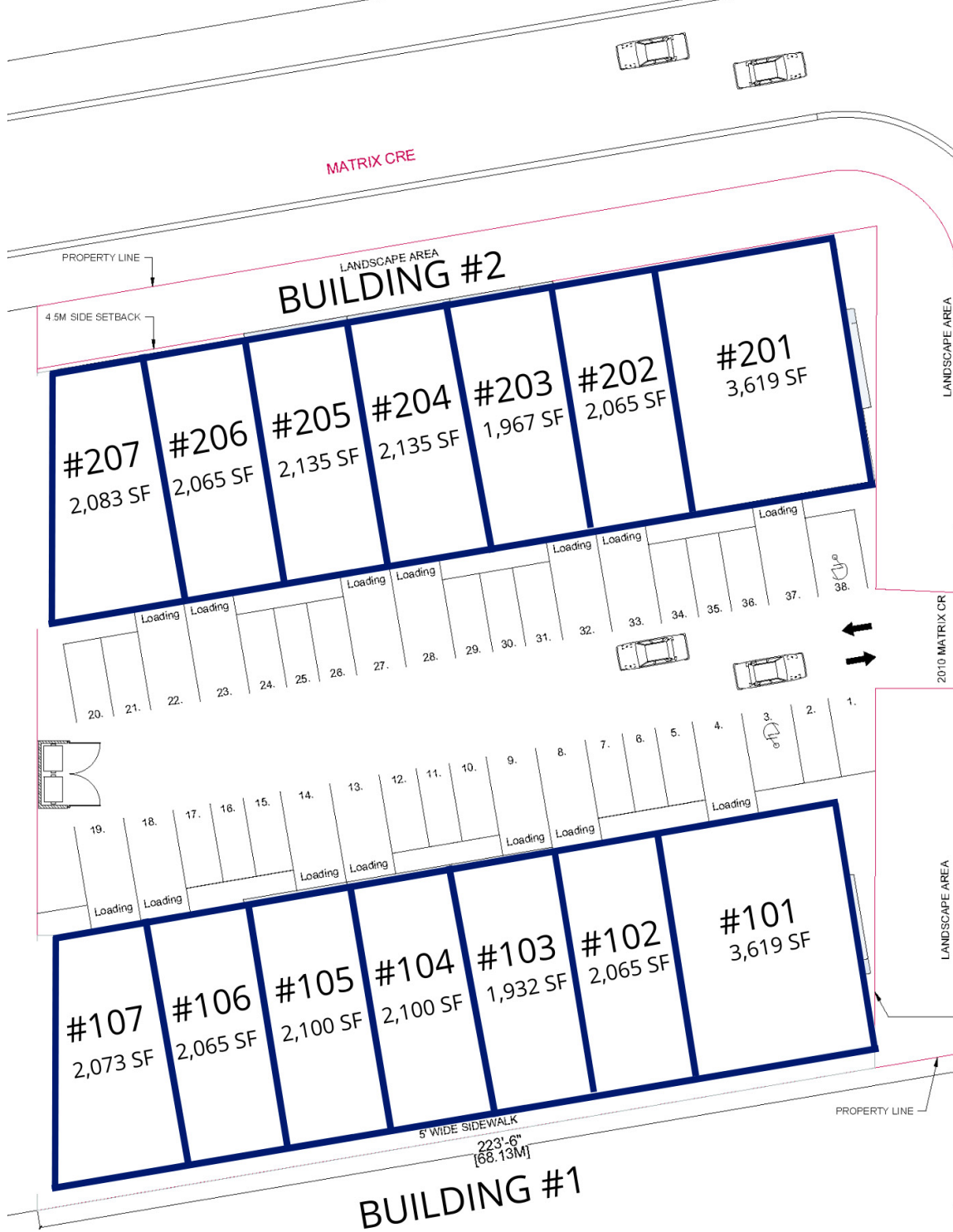
The CD15 Airport Business Park zoning has been created solely for this development. The Airport Business Park is a comprehensive development that combines commercial and industrial zones to allow for a wide range of uses. This development will benefit many neighbouring destinations including Kelowna International Airport, Four Points Sheraton and the University of British Columbia. The Kelowna Airport Business Park has an estimated economic impact of \$610 million for British Columbia.

24 Minutes to  
Downtown Kelowna



33 Minutes to  
Vernon





## AVAILABILITY BREAKDOWN

UNIT	MAIN FLOOR	MEZZANINE	TOTAL SF
#101	2,585 SF	1,034 SF	3,619 SF
#102	1,475 SF	590 SF	2,065 SF
#103	1,380 SF	552 SF	1,932 SF
#104	1,500 SF	600 SF	2,100 SF
#105	1,500 SF	600 SF	2,100 SF
#106	1,475 SF	590 SF	2,065 SF
#107	1,481 SF	592 SF	2,073 SF
#201	2,585 SF	1,034 SF	3,619 SF
#202	1,475 SF	590 SF	2,065 SF
#203	1,405 SF	562 SF	1,967 SF
#204	1,525 SF	610 SF	2,135 SF
#205	1,525 SF	610 SF	2,135 SF
#206	1,475 SF	590 SF	2,065 SF
#207	1,488 SF	595 SF	2,083 SF

CONTACT LISTING AGENTS FOR PRICING

## ZONING & USES CD15 - AIRPORT BUSINESS PARK

- Animal clinic, major
- Auctioneering establishments
- Automotive rentals
- Breweries and distilleries, major
- Broadcasting studios
- Business support services
- Child care centre, major
- Commercial storage
- Contractor services, limited
- Custom indoor manufacturing
- Emergency and protective services
- Food primary establishment
- Fleet services
- General industrial
- Liquor primary establishment, minor
- Mobile home sales
- Non-accessory parking
- Offices
- Participant recreation services, indoor
- Recycling depots
- Temporary parking lot

## SECONDARY USES

- Financial services
- Gas bars
- Health services
- Personal service establishments
- Private clubs
- Recycled materials drop-off centres
- Retail liquor sales establishment
- Retail stores, general
- Residential security/operator unit
- Outdoor storage