

# 2075 MATRIX CRESCENT

KELOWNA, BC

WATCH VIDEO



## INDUSTRIAL LAND **FOR SALE OR LEASE**

1.08 Acres of Prime Industrial Land – Shovel-Ready  
Strategic Location in Kelowna's Airport Business Park  
Flexible Options: For Sale, Lease, or Build-to-Suit

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## Opportunity

2075 Matrix Crescent presents a rare opportunity to purchase, lease, or develop 1.08 acres of shovel-ready industrial land in Kelowna's thriving Airport Business Park. Fully serviced and zoned I2 - General Industrial, this property presents a wide range of immediate industrial uses, making it ideal for owner-users, investors, or developers with flexibility for immediate use, custom-built facilities, or future development. With Kelowna's industrial sector experiencing rapid growth, this property provides an ideal opportunity for businesses looking to establish or expand in one of the region's most in-demand industrial hubs.

## Key Features

- » Shovel-ready and fully-serviced site
- » Immediate usability coupled with long-term development potential
- » Connectivity throughout the Okanagan region and beyond via Highway 97

## Due Diligence Materials

Available upon request:

- » Site Plans
- » Environmental Report
- » Geotechnical report



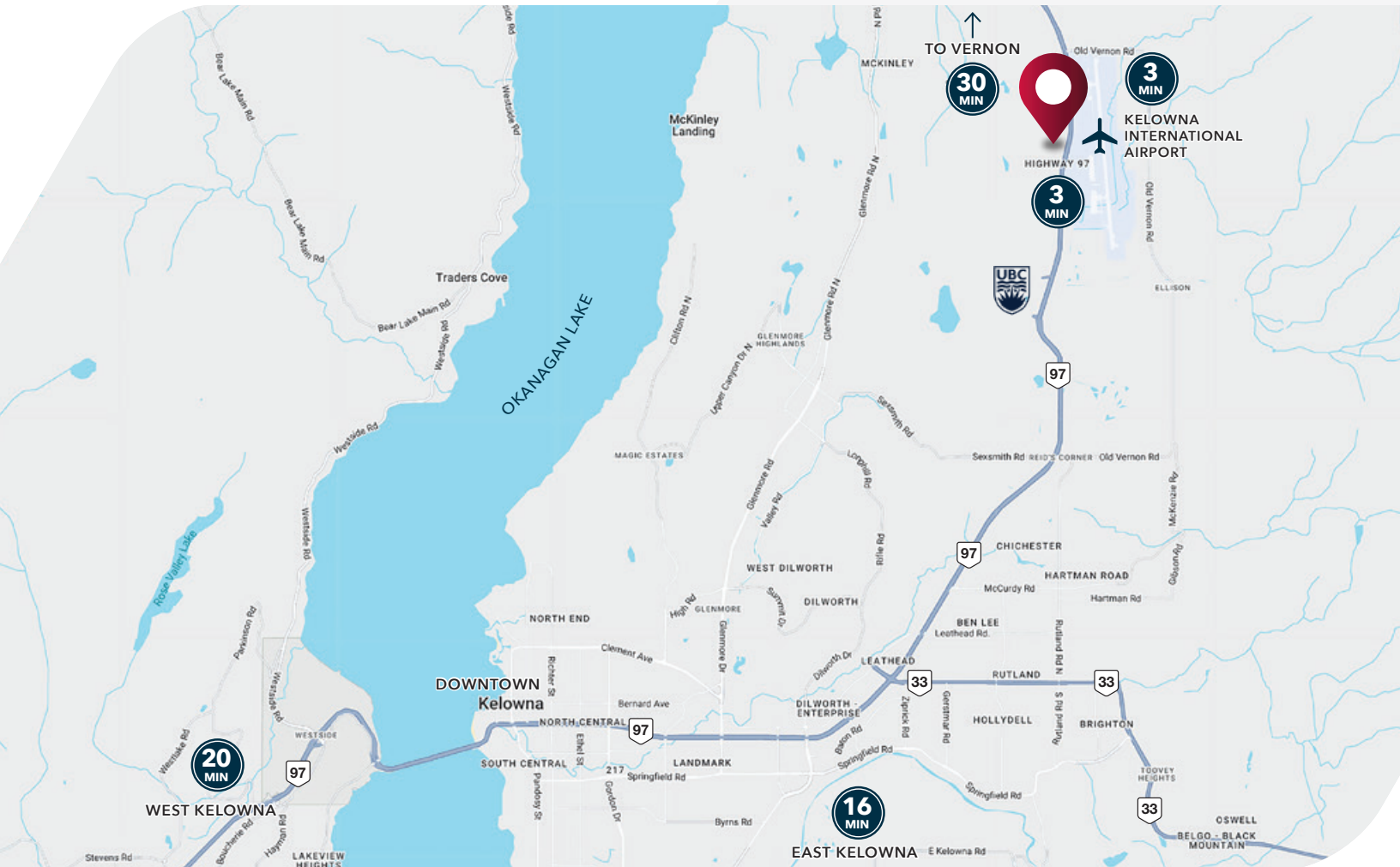
## Salient Details

<b>Legal Description</b>	LOT 10 DISTRICT LOT 32 AND SECTION 14 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80708
<b>PID</b>	030-670-071
<b>Zoning</b>	I2 (General Industrial) – full zoning details available upon request
<b>Property Taxes</b>	\$72,423.71 (2024)
<b>Basic Lease Rate</b>	Contact Broker
<b>Asking Price</b>	\$2,580,000
<b>Possession</b>	Upon completion



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## Location Overview

2075 Matrix Crescent is strategically located in Kelowna's Airport Business Park, a premier industrial hub with excellent access to major transportation routes. The property is just minutes from Kelowna International Airport (YLW) and Highway 97, offering seamless connectivity throughout the Okanagan region and beyond. With proximity to key logistics, manufacturing, and distribution businesses, this location provides a strong foundation for industrial operations.

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