

For Sale

# STRATOSPHERE

BY BEEDIE

Move-In Ready Units



3440 Circuit Road & 1870 Pier Mac Way, Kelowna, BC

Developed By **Beedie/**

Marketed By

**CBRE** + ROYAL LEPAGE KELOWNA  
**COMMERCIAL**



# The Next Generation of Large-Format Industrial Strata

Welcome to **Stratosphere** — the next generation of industrial real estate in the Okanagan Valley offering a rare opportunity to own industrial space developed by Beedie. **Stratosphere offers flexible ownership opportunities with transaction structures tailored to meet your needs.**

Developed by Western Canada's largest industrial developer, Stratosphere is Kelowna's first large-format, premium industrial strata development offering both dock and grade loading. This state-of-the-art development features 13 thoughtfully crafted units across two buildings, ranging in size from **8,979 to 17,273 SF**, with the capacity to accommodate up to **63,986 SF** of contiguous space. Each state-of-the-art unit is built with best-in-class specifications designed to maximize warehouse efficiency and streamline business operations.



ZONING	OCCUPANCY DATE	SALE PRICE	AVAILABLE SIZES
I-2 General Industrial	Immediate	Starting from \$325 PSF	8,979 up to 63,986 SF

## Building Features



### CONSTRUCTION

Concrete tilt-up insulated panels



### CEILING HEIGHT

28' clear



### LOADING

Dock and grade loading per unit



### FLOOR LOAD

500 lbs/SF live load warehouse floor load capacity



### POWER

200 amps at 347/600 volts per bay



### RECIRCULATION FANS

Ceiling fans located near loading doors



### SPRINKLERS

ESFR sprinkler system



### INTERIOR WAREHOUSE

A minimum of two (2) 6'x6' skylights per bay with interior walls painted white for greater illumination



### LIGHTING

High efficiency LED fixtures



### MEZZANINE

Structural steel mezzanine complete with guard rail and designed to 100 lbs/SF floor load capacity



### HEATERS

Gas-fired unit heaters



### SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion





## Where You Want To Be Situated

Conveniently located immediately off Highway 97, Stratosphere offers unparalleled access to the Okanagan's primary arterial routes and unrivaled transportation advantage through the Interior.

Adjacent to Kelowna International Airport, Stratosphere is the latest addition to Airport Business Park, offering a strategic and convenient location for businesses seeking space close to Kelowna's core.

Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and comprised of unique mixed commercial. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.



## Amenities



Airport Business Park is rich in amenities with retail, restaurant, and hospitality services within walking distance from Stratosphere. The area is home to Airport Village, which includes anchor tenants Nesters Market, Pharmasave, and Tim Hortons and Kelowna's first airport hotel, Four Points by Sheraton.

## Population Figures

### KELOWNA METROPOLITAN AREA

222,162 (2021 Census Data)

### THOMPSON-OKANAGAN REGION

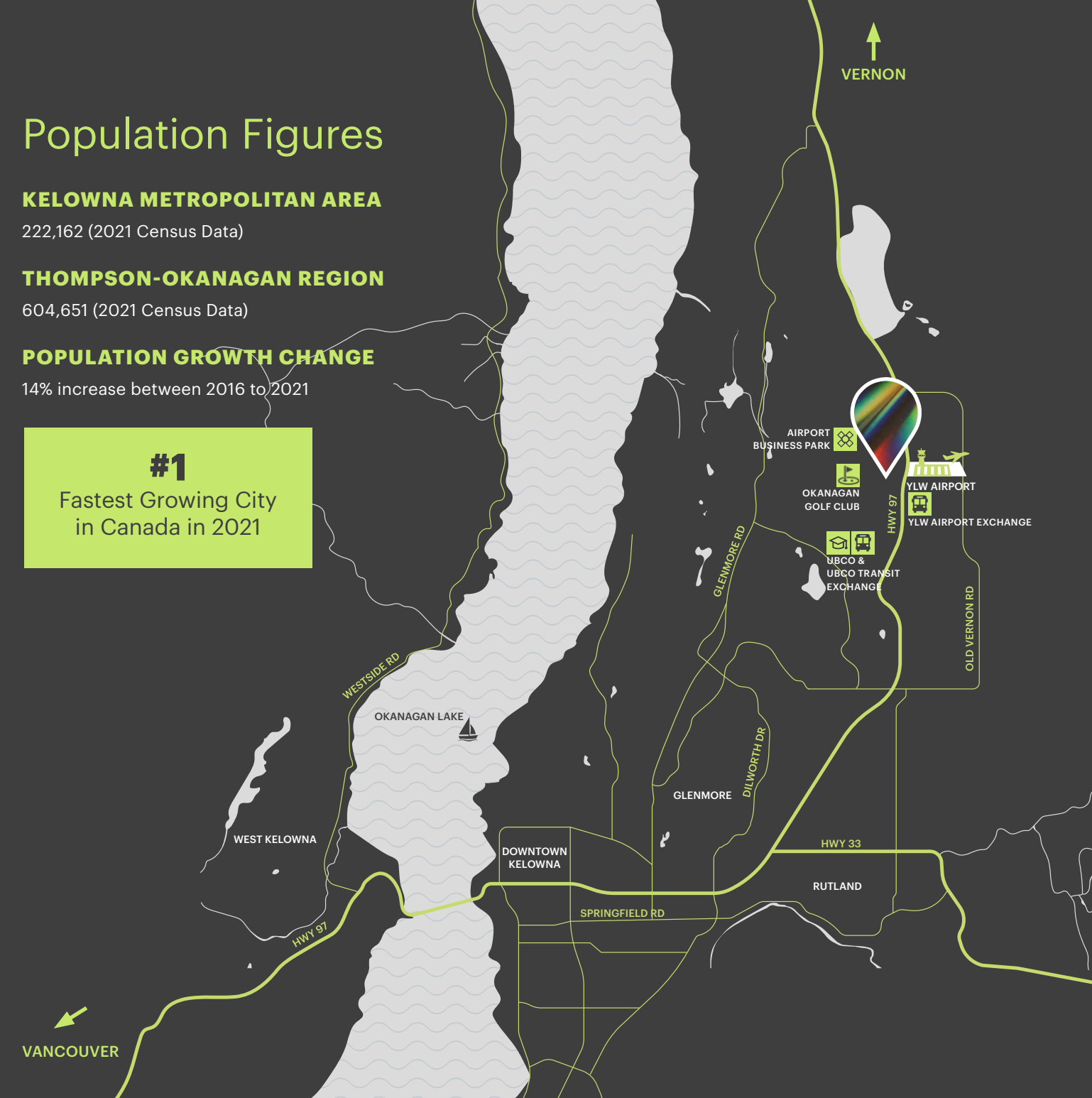
604,651 (2021 Census Data)

### POPULATION GROWTH CHANGE

14% increase between 2016 to 2021

**#1**

Fastest Growing City  
in Canada in 2021



## Public Transportation



Stratosphere is essentially located within Kelowna, in proximity to two of the city's main public transportation hubs:

- Kelowna International Airport
- UBCO Transit Exchange

Six individual bus stops are located within walking distance of Stratosphere, offering transportation ease for owners and employees.





# Benefits of Ownership

Purchasing a brand new building from a trusted developer minimizes the risk to significant capital repairs and replacements over the first 15 years of ownership. Whether you purchase real estate to grow your business or as an investment, controlling your real estate allows for excellent maintenance of your real estate asset and carefree ownership for the operating business.

## PERSONAL WEALTH

Build personal wealth apart from your operating company.

## FLEXIBILITY

Control of your own facility and be free of Landlord woes. Be your own landlord by controlling your rent increases.

## EQUITY

Build your own equity instead of investing in leasehold improvements to appreciate someone else’s asset.

## TWO-FOLD TAX BENEFIT

Owner’s business will still write off their rental payment as a business expense and their holding company will deduct carrying costs against rental income. Potential for Capital Cost Allowance deduction.

Owning your company’s real estate provides flexible exit strategies for business owners.

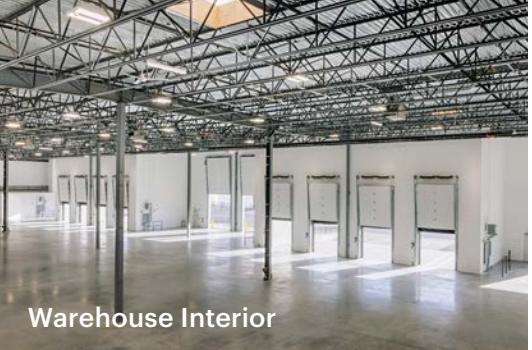
**1**  
Selling your business & retaining an income producing real estate asset.

**2**  
Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.

**3**  
Selling both your business & the facility together.



Mezzanine with Ample Glazing



Warehouse Interior

As an owner at Stratosphere, Beedie will be there to support you every step of the way, creating a seamless experience to meet your property needs, leaving you free to focus on your business.

## Own at Stratosphere Today, Build Equity for Your Business Tomorrow.

OWN VS. LEASE ANALYSIS		
BUILDING A - UNIT 106	OWN	LEASE
Total SF	17,273	17,273
PP¹/Lease Rate³	\$5,613,725	\$18.00
Payments Over 5 years	\$1,763,084²	\$1,650,685³
Principal Paydown	\$1,142,014	\$0
Potential Appreciation⁴	\$582,777	\$0
Equity Built	\$1,724,791	\$0

- 1 Based on pricing of \$325 PSF (shell only).
- 2 Mortgage payments over 5 years based on a 10% down payment, 5-year term at 5.00% interest with a 25-year amortization.
- 3 Lease payments over 5 years based on an estimated \$18.00 PSF net rate escalating at 3.00% per annum.
- 4 Appreciation 2.50% compounded annually.



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## The Beedie Way



Warranty coverage from base-building design to a completed office build-out.



Walk-through of your facility before handing over the keys to your business’ new home.



A team of experts to help you navigate through the approvals for office improvements and corporate signage installation.

## About the Developer

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada’s largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.



Dock and Grade Loading Bays



beedie.ca

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