

FOR SALE OR LEASE

2075

Matrix Cres.

KELOWNA, BC

1.08-acre shovel-ready industrial lot  
in Airport Business Park

**Sawyer Hunt**

Associate  
250.861.8135  
sawyer.hunt@colleirs.com

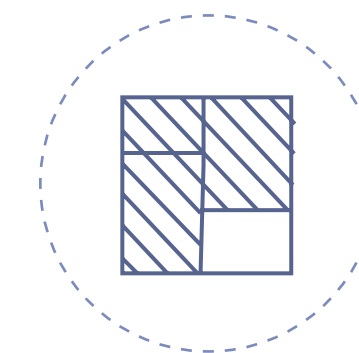
**Arjan Thouli**

Associate  
250.861.8101  
arjan.thouli@colleirs.com



# The Opportunity

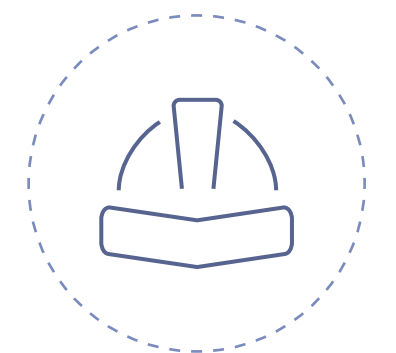
Positioned in one of the Okanagan's most competitive industrial hubs, this 1.08-acre industrial site offers a versatile opportunity to acquire or lease. The shovel-ready parcel comes fully serviced and carries flexible I2 (General Industrial) zoning, accommodating a broad spectrum of commercial and industrial uses. Ready for immediate development, it represents a rare chance to establish a dominant presence in a high-demand, high-growth business park.



Limited  
availability  
in the area



I2  
General  
Industrial



Shovel  
Ready

# Property Highlights



Surrounded  
by established  
developments in a  
rapidly growing area



Minutes from  
Kelowna Int'l  
Airport



Services available with  
electricity, natural gas,  
sewer and municipal  
water



High visibility  
frontage and Direct  
Access to Highway 97



| Property               | 2075 Matrix Crescent, Kelowna BC                                                                                          |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Legal Description      | LOT 10 DISTRICT LOT 32 AND SECTION 14 TOWNSHIP 23 OS-OYOOS DIVISION YALE DISTRICT PLAN EPP80708                           |
| PID                    | 030-670-071                                                                                                               |
| Property Size          | 1.08 acres                                                                                                                |
| Zoning                 | I2 (General Industrial)                                                                                                   |
| Property Taxes         | \$28,617.67 (2026)                                                                                                        |
| Asking Price           | \$2,581,000                                                                                                               |
| Basic Rent             | \$1.50 PSF (plus additional rent)                                                                                         |
| Available Upon Request | <ul style="list-style-type: none"><li>• Site Plans</li><li>• Environmental Report</li><li>• Geotechnical Report</li></ul> |



# Location Overview

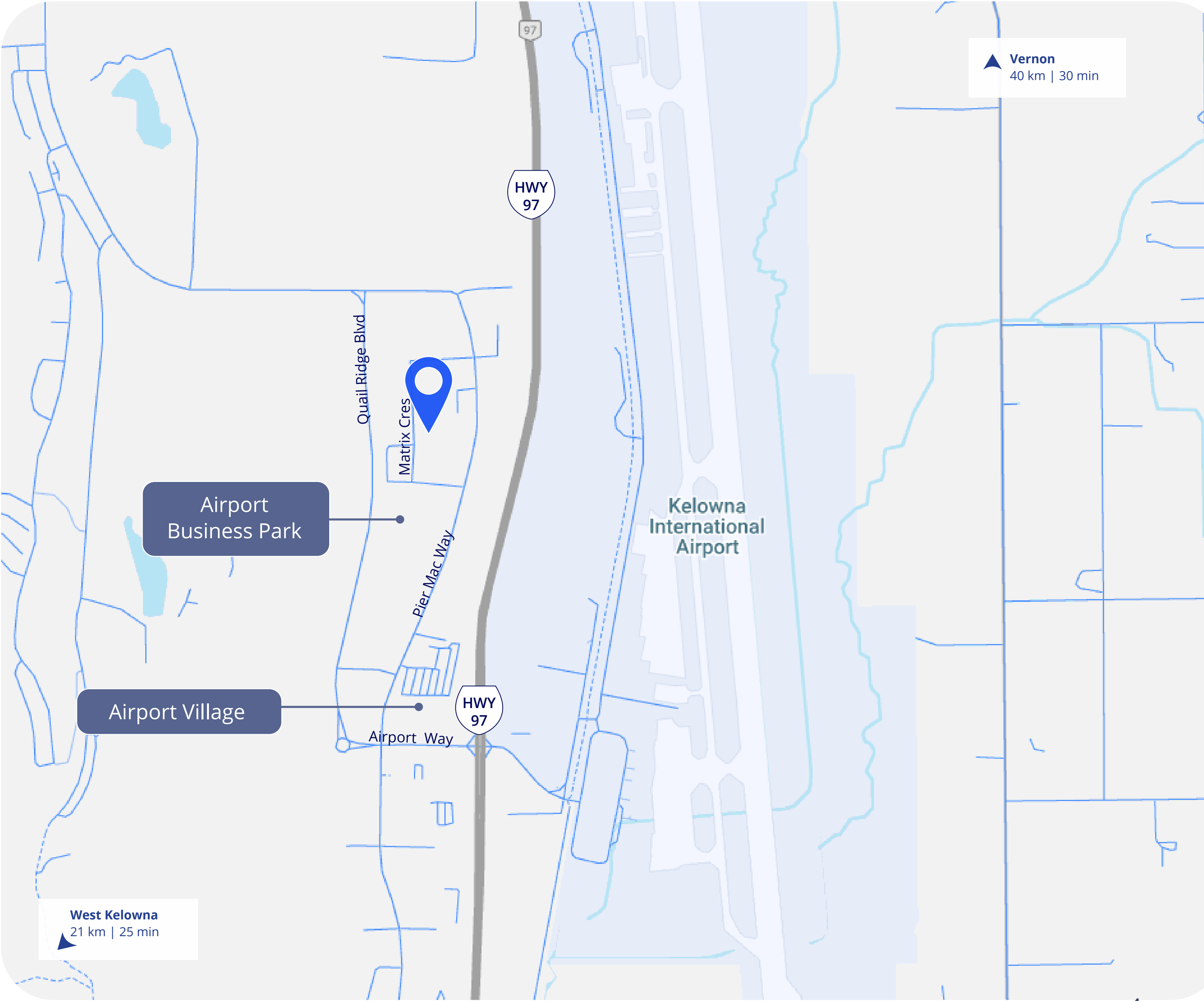
Situated in the heart of Kelowna’s Airport Business Park, 2075 Matrix Crescent offers an unmatched strategic position for industrial operations. It’s proximity to both Highway 97 and Kelowna International Airport (YLW) enables effortless logistical links throughout the Okanagan Valley. Positioned alongside leading logistics, manufacturing and distribution businesses, this site offers an ideal environment for businesses looking for a well-concted foundation.

## AIRPORT BUSINESS PARK

- Tesla Kelowna
- Martin Motor Sports
- Airport Village Self Storage
- PartSource
- T&T Auto Parts
- Tommy Guns Distribution
- Three Lakes Brewing
- Finning Canada
- Trail Appliances
- Overland West Freight Lines
- Hexagon Purus
- The VAULTS

## OTHER NEARBY BUSINESSES (AIRPORT VILLAGE)

- Nesters Market
- Pharmasave
- Tim Hortons
- Quesada Burritos
- Mavara Indian Bistro
- A&W
- Pita Pit
- Starbucks Coffee
- Four Points by Sheraton
- Hampton Inn & Suites by Hilton





# 2075 Matrix Cres. KELOWNA, BC

Asking Price:  
**\$2,581,000**

## Sawyer Hunt

Associate  
250.861.8135  
sawyer.hunt@colleirs.com

## Arjan Thouli

Associate  
250.861.8101  
arjan.thouli@colleirs.com

## collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.



Accelerating success.