

9580 MCCARTHY ROAD

HIGH-INFRASTRUCTURE INDUSTRIAL FACILITY

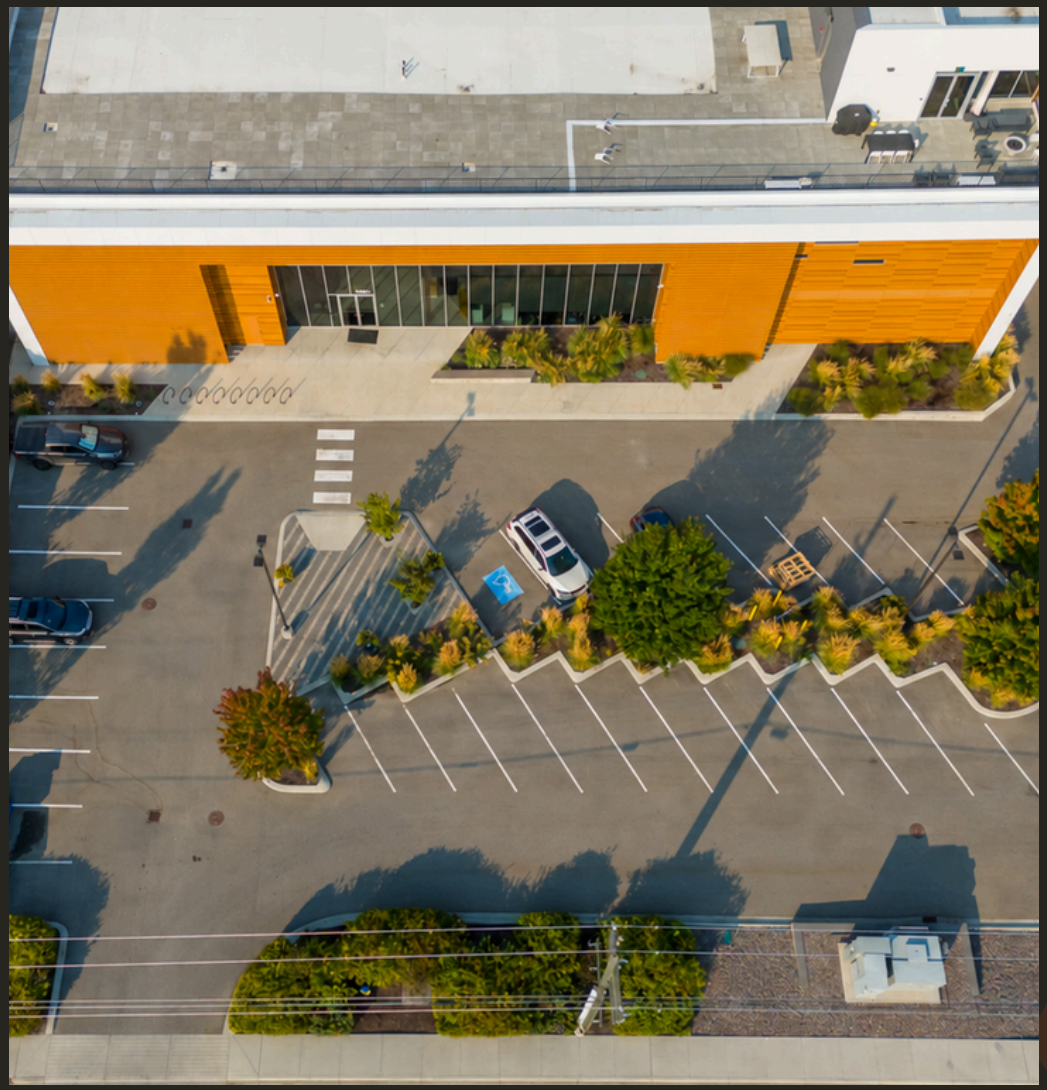
Kelowna Area · British Columbia

A rare high-infrastructure industrial opportunity offering substantial power, cooling, specialized building systems and flexible space to support a wide range of users. With purpose-built infrastructure already in place, the property provides a significant head start for complex operations, future growth and evolving business requirements.

45,174 SF | **~2 MW Power** | **750 Tons Cooling** | **22 Cleanrooms** | **I2 Zoning**

HIGH-INFRASTRUCTURE INDUSTRIAL FACILITY

9580 McCarthy Road is a 45,174 SF Class A industrial facility offering substantial electrical, cooling and mechanical infrastructure, controlled environments and flexible space for a range of specialized industrial uses.





PROPERTY HIGHLIGHTS

Building Area: 45,174 SF
- Main Floor: 20,731 SF
- Second Floor: 20,839 SF
- Third Floor: 3,604 SF

Electrical Service: 2,500A / 600V / 3-phase
Current Electrical Capacity: Approx. 2 MW
Expansion Potential: 5–6 MW, subject to BC Hydro approval
Backup Generator: 400 kW
Cooling Capacity: Approx. 750 tons
Connectivity: TELUS fibre internet
Loading: One dock-level loading bay
Freight Elevator: 4,500 lb capacity, up to 28 people
Parking: 105 stalls*



ELECTRICAL

- Approx. 2 MW current electrical capacity
- 2,500A / 600V / 3-phase service
- Existing 400 kW backup generator
- Centralized electrical distribution throughout the facility
- Potential expansion to 5–6 MW, subject to BC Hydro approval

TEMPERATURE AND ENVIRONMENTAL CONTROL

- DDC automated building controls
- Individual temperature management
- Airflow and ventilation control
- Centralized mechanical monitoring
- Supports temperature-sensitive operations
- Climate-controlled cleanrooms with 3-inch insulated metal panels.



INTEGRATED SECURITY SYSTEM

- Video surveillance
- Electronic access control
- Alarm & CCTV monitoring
- Controlled-access areas



CREATE WHAT MATTERS™

SPIRE

9580 MCCARTHY ROAD

BUILDING CONFIGURATION

Main Floor
20,731 SF



LABORATORY & SUPPORT

- Approx. 14,100 SF purpose-built laboratory area
- 22 individual climate-controlled cleanrooms
- 2 dedicated lab rooms
- Shipping and receiving with dock loading access
- Office, reception, and staff amenity areas

Second Floor
20,839 SF



FLEXIBLE INDUSTRIAL SPACE

- Approx. 14' clear height
- 75 PSF live-load capacity
- Large open floor plate
- Flexible configuration for technical, industrial or operational uses

Third Floor
3,604 SF



MECHANICAL & AMENITY

- Approx. 3,600 SF enclosed mechanical area
- 100 PSF open-roof live-load capacity
- Capacity to support additional HVAC, equipment or building systems
- Rooftop patio / amenity area

EXISTING MAIN FLOOR PLAN



- Entry 1
- Lobby 2
- Kitchen 3
- Washrooms 4
- Office 5
- Mechanical / Electrical 6
- Shipping / Receiving 7
- Storage 8
- Elevator 9
- Lab Room 10
- Lab Room 11
- 6' X 14' Cleanroom* 12
- Water Closet 13
- Changing Room 14
- 15' X 33' Cleanroom* 15
- 21' X 46' Cleanroom* 16
- 15' X 20' Cleanroom* 17
- 11' X 9' Cleanroom* 18
- 15' X 23' Cleanroom* 19
- 37' X 18' Cleanroom* 20
- 37' x 15' Cleanroom* 21
- 37' X 24' Cleanroom* 22
- Board Room 23
- 23' X 27' Cleanroom* 24
- Stairs 25
- Loading Dock 26
- Airlock Doors 27

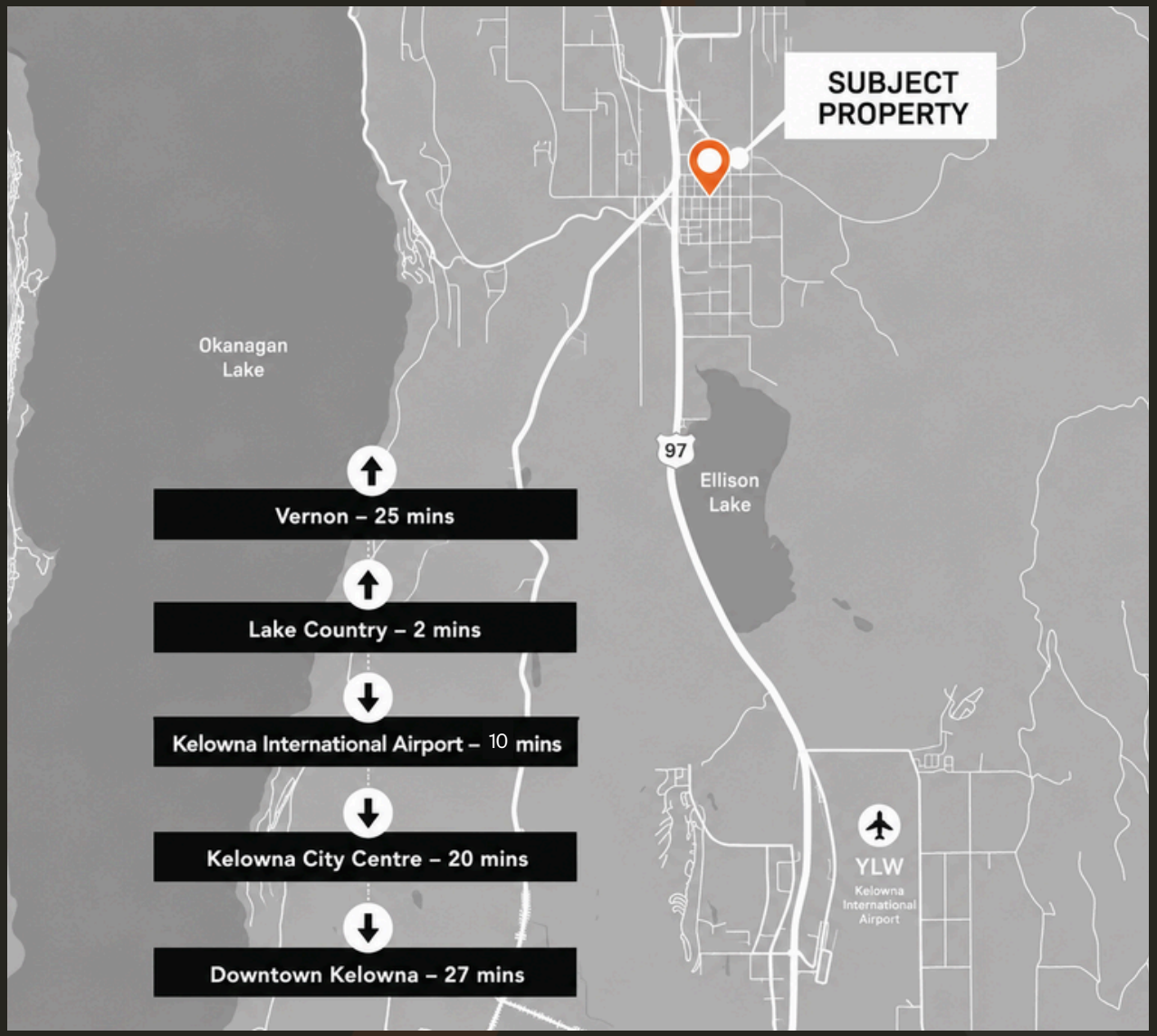
*All cleanrooms are climate-controlled and constructed with a 3-inch insulated metal panel system.

STRATEGICALLY LOCATED IN THE KELOWNA AREA

Located within an established industrial corridor just minutes from Lake Country, Kelowna International Airport and Highway 97, the property provides convenient access to key transportation routes, regional employment centres and the broader Okanagan market.







105 parking stalls

- 30 onsite
- 75 at neighbouring location

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SPECIALIZED INFRASTRUCTURE

- Laboratory drainage systems
- Specialty-waste neutralization equipment
- Dedicated ventilation and exhaust pathways
- Individual lab temperature control

COOLING AND MECHANICAL INFRASTRUCTURE

- Approx. 750 tons of existing cooling capacity
- Three rooftop fluid coolers
- Water-loop heat-pump HVAC system
- Dedicated third-floor mechanical level

ROYAL LEPAGE KELOWNA
RLK COMMERCIAL

STEVE LAURSEN
250.808.8101
stevelaursen@rlkcommercial.com

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