

# For Sale

## Limited Supply Industrial Lot in Kelowna's Airport Business Park

2180 OPTIC COURT | KELOWNA, BC



# Property Highlights



Situated in the rapidly growing Airport Business Park with direct access to Highway 97 and minutes from Kelowna International Airport (YLW)



High visibility frontage along both Pier Mac Way and Optic Court



Surrounded by established industrial and commercial developments



Flexible **build-to-suit** opportunity enabling owner-users to design and construct a purpose-built facility aligned with long-term business needs



Limited actively marketed land for sale in the area

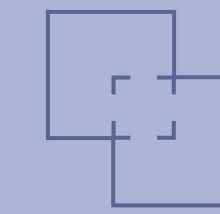


# Opportunity Overview

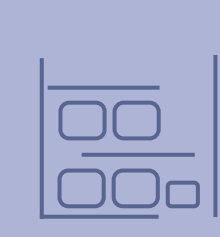
Colliers is pleased to present **2180 Optic Crt**, a rare corner lot opportunity to acquire a fully serviced, nearly 1-acre development site in Kelowna's Airport Business Park.



Secure a development-ready industrial landholding in immediate proximity to Kelowna International Airport, where available industrial land is increasingly scarce. Fully serviced and well positioned, the site offers owner-users the ability to develop a purpose-built facility in one of Kelowna's most sought-after employment nodes, while also providing long-term investment appeal supported by limited supply and sustained demand. Its scale, corner exposure, and strategic airport-adjacent location make the property well suited for businesses seeking operational efficiency, visibility, and control over their real estate in a constrained industrial market.



0.988 acres  
Lot Size



16m  
Approved  
Building Height



I2 - Light  
Industrial  
Zoning

## Civic Address

2180 Optic Crt., Kelowna BC V1V 1S1

## Legal Description

LOT 13 DISTRICT LOT 32 AND SECTION 14  
TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT  
PLAN EPP64961

## PID

030-104-157

## Floor Area Ratio (FAR)

1.50 FAR

## Buildable Area (SF)

64,555 SF

## Additional Information

Existing drawings, engineering, and city DP work available through a signed NDA

## Asking Price

\$2,650,000.00

# Location Overview

Kelowna Airport Business Park is one of the Okanagan's most established and rapidly growing commercial and industrial hubs.

Strategically positioned at the northern gateway to the city, the Business Park offers unparalleled regional and national connectivity, making it an ideal location for logistics, manufacturing, technology, and service-oriented businesses.

Benefitting from immediate proximity to Kelowna International Airport (YLW), the property offers exceptional convenience for business travel, logistics, and time-sensitive operations. The surrounding area is well supported by direct access to Highway 97, nearby hotels, restaurants, and service amenities, as well as close proximity to UBC Okanagan and its growing employment base. Defined by modern industrial and commercial development, the area provides a highly accessible, professional environment that continues to attract strong business demand and investment.

2 min

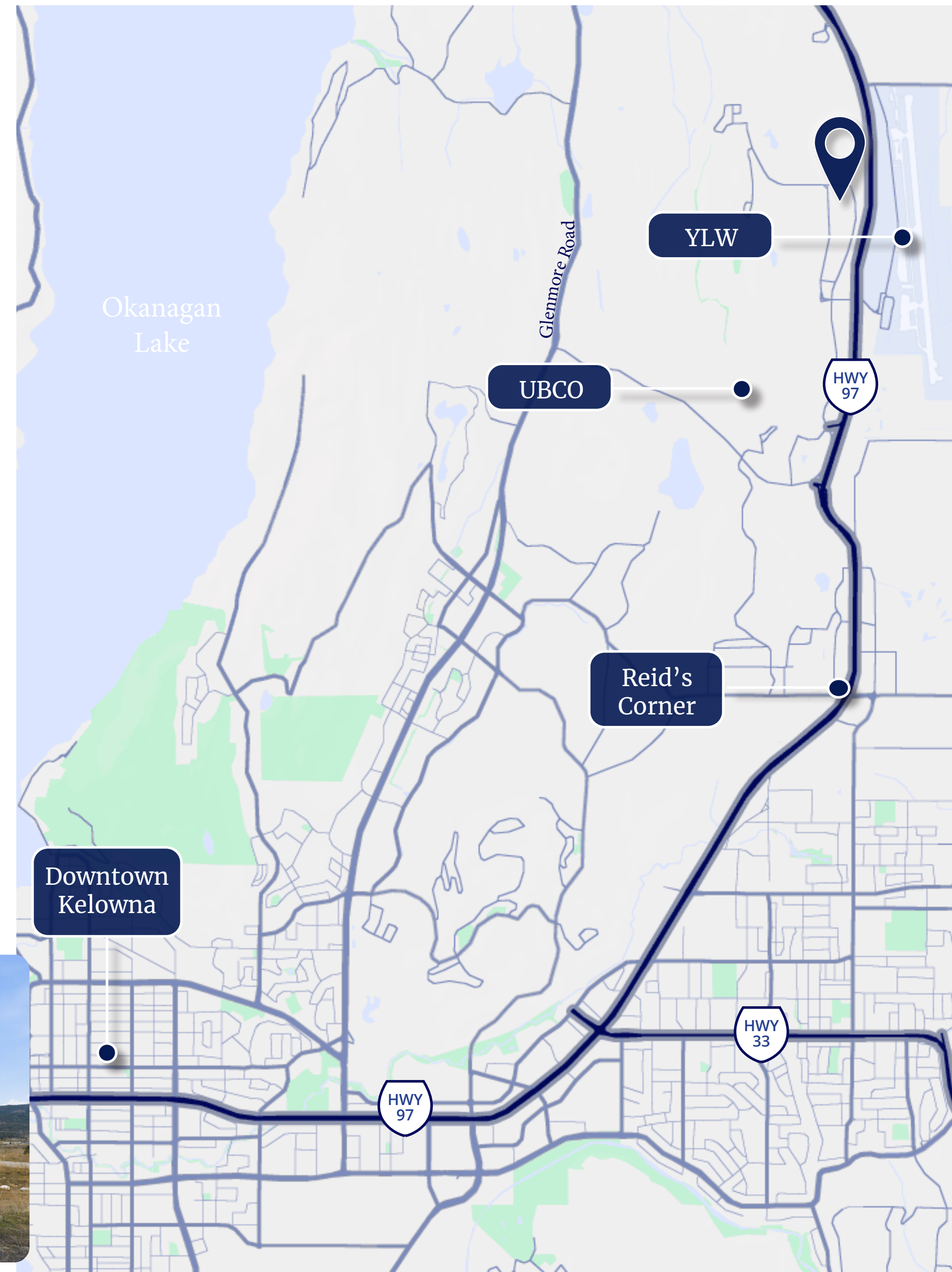
Kelowna Int'l Airport

4 min

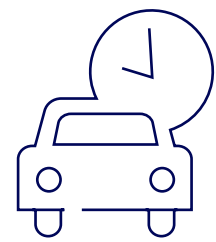
Reid's Corner

15 min

Downtown Kelowna



## Distance to Other Municipalities



Lake Country

12 min

12.8 km

Vernon

30 min

41 km

Kamloops

2 hr

158 km

Vancouver

4-5 hrs

406 km



Facing SE towards YLW



Facing NW towards Pier Mac Way



Facing North towards Lake Country

# The Neighbourhood



*Asking Price:*  
*\$2,650,000*

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