



WESMONT

For Sale or Lease

SALT CENTRE

An unprecedented opportunity to own or lease in downtown
Vernon's newest industrial park

Industrial Warehouse with Dock and Grade Loading



Building A

Development details

CONSTRUCTION

Insulated concrete panels

CEILING HEIGHT

26' clear in warehouse

LOADING

Dock and grade level loading options

FLOOR LOAD

500 lbs per square foot

LIGHTING

LED lighting

SPRINKLER SYSTEM

ESFR fire protection system

ELECTRICAL SERVICE

Each building will be serviced with 600 - 800 Amp power which will be stepped down on an individual unit basis

WAREHOUSE HEATING

Gas fired unit heaters

ZONING

Light Industrial

DELIVERY

The first phase base buildings will be delivered Q3 / Q4 2024

Built by Wesmont Group
www.wesmont.com



Building B*



Building C*

*These images are conceptual renderings and are proposed for illustrative purposes only; subject to change without notice

SALT CENTRE

3240 48 Avenue
Vernon, BC

Salt Centre will be Vernon's newest industrial complex developed and built by Wesmont Group. This project is conveniently located close to Highway 97 access and features a total of eight buildings spanning across 350,000 square feet in Vernon's bustling industrial neighborhood.

With light industrial zoning, Wesmont's Salt Centre units includes features like dock loading and grade level loading options. This allows for a variety of businesses that will find a home at Salt Centre.

Salt Centre is currently in development phase with construction to begin in 2023. Leasing opportunities release in 2024, as well as units or buildings are available for sale.

Site plan



Buildings	A	B	C	D	E	F	G	H	J	TOTAL
Ground	24,300	55,900	41,400	63,400	27,000	17,400	23,800	10,500	28,700	292,400 Sf
Upper	6,000	8,600	8,600	10,400	8,300	2,600	7,800	1,600	7,600	61,500 Sf
Total	30,300	64,500	50,000	73,800	35,300	20,000	31,600	12,100	36,300	353,900 Sf

These square footages are proposed for illustrative purposes only; subject to change without notice

Location

The development is conveniently situated on 48th Avenue, allowing for direct access to Highway 97.

Amenities

EAT

1. Cactus Club
2. Starbucks
3. Match Eatery & Public House
4. WINGS Vernon
5. Browns Socialhouse

ACCOMODATION & ENTERTAINMENT

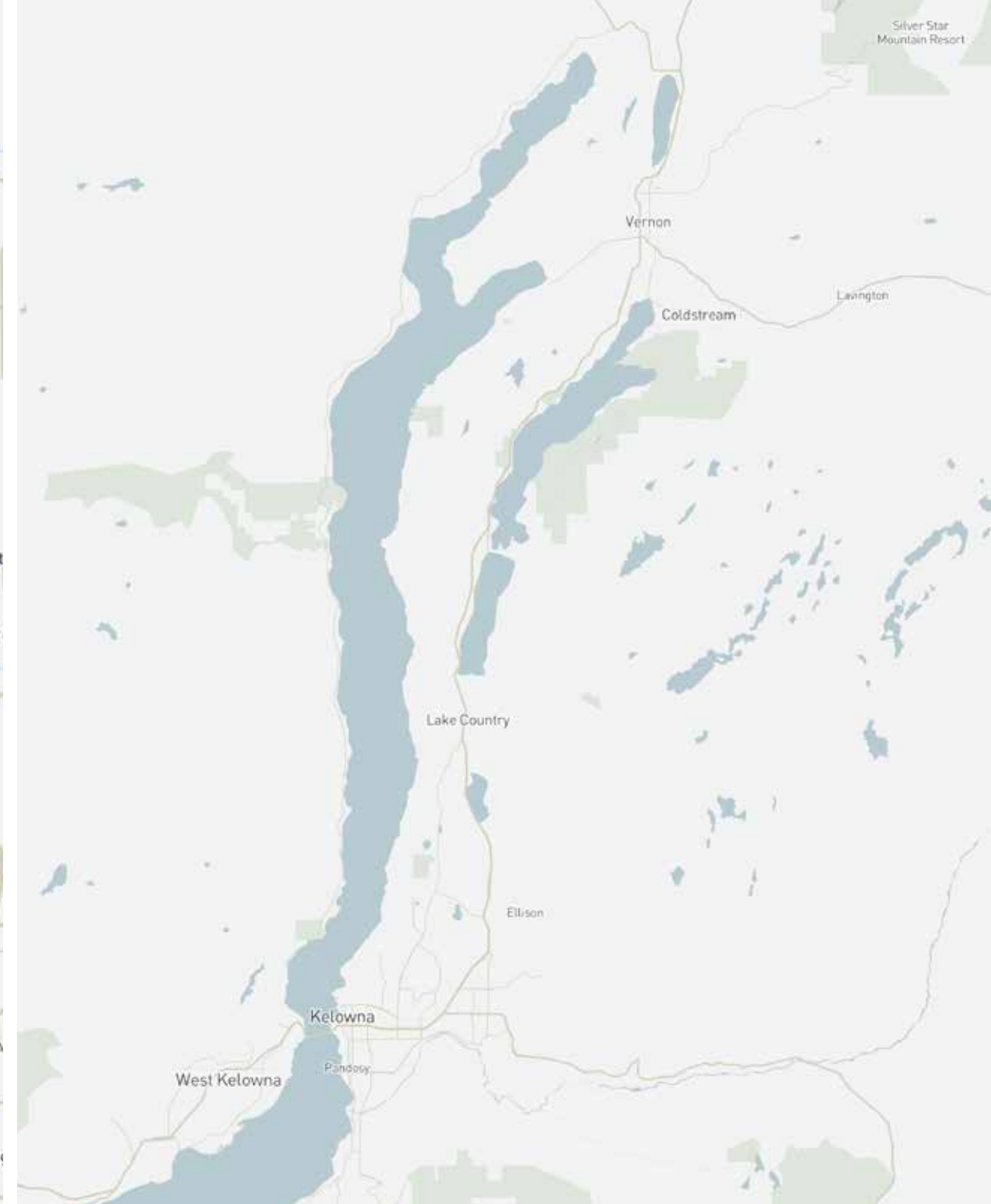
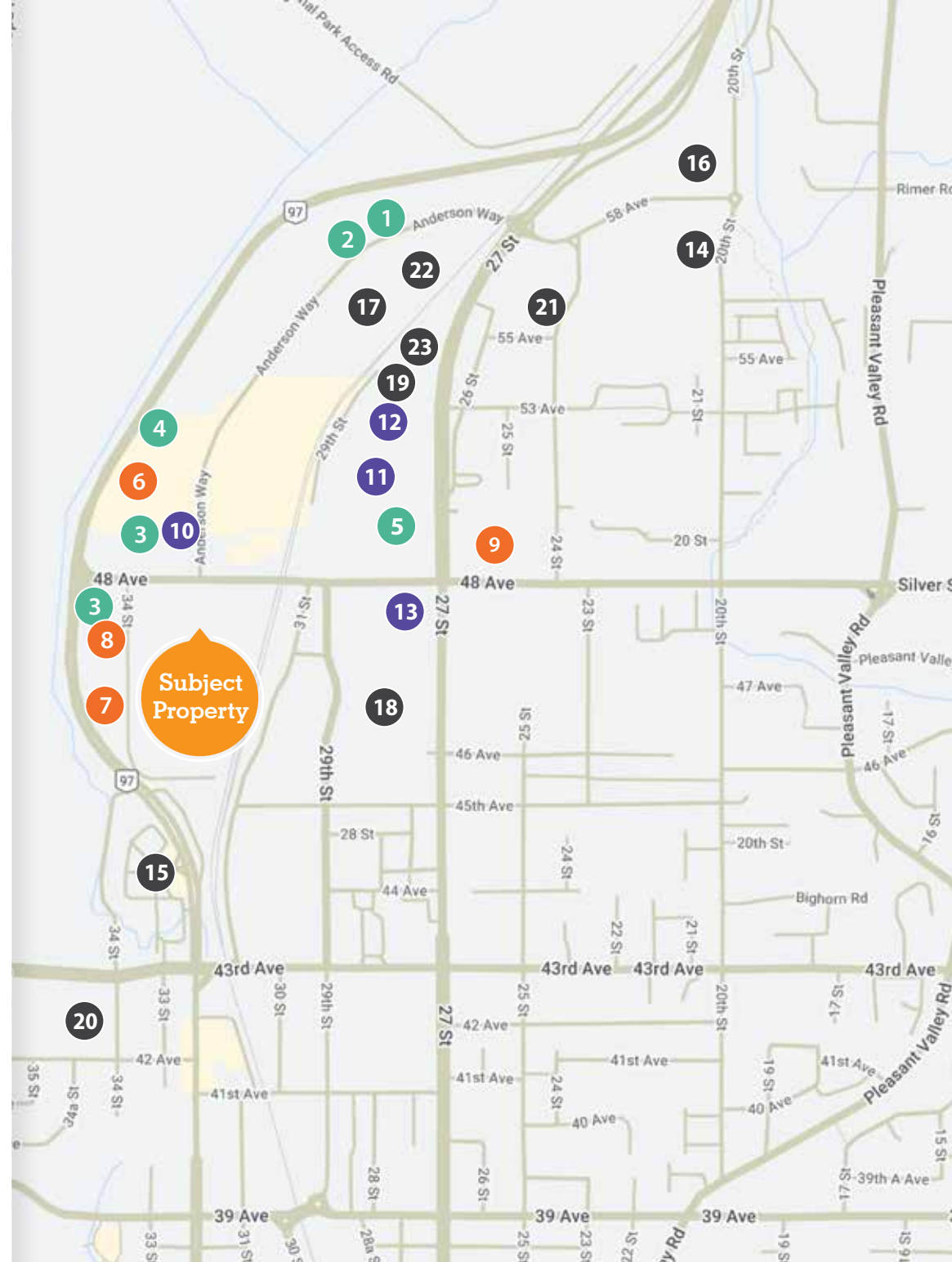
6. Lake City Casino
7. Holiday Inn Express
8. Best Western Pacific Inn
9. Riviera Plaza & Conference Centre

FINANCIAL

10. TD Canada Trust
11. RBC Royal Bank
12. CIBC
13. Scotiabank

SHOP

14. Walmart Supercentre
15. Safeway
16. Rona
17. Home Depot
18. Vernon Automall
19. Canadian Tire
20. Kal Tire Place
21. Best Buy
22. The Brick
23. Sport Chek



Building A - Front view*



Building C - Front view*

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About Wesmont

Wesmont Group is a real estate development and construction company based in British Columbia. We focus on development, construction, and property management of commercial and residential properties.

Our quest is to create real estate opportunities so that businesses, communities, and families can flourish across Canada.

From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project promising suitability to all our clients. To us, having the ability to lead all aspects of the project is crucial to bringing the most valuable product to our clients.

Learn more about Wesmont

www.wesmont.com

Recent projects



60,856 square feet over two buildings

Wesmont Yale Centre

Chilliwack, BC



21,192 square feet industrial building with two units

8085 Aitken Road

Chilliwack, BC



119,887 square feet over three buildings

Wesmont Centre

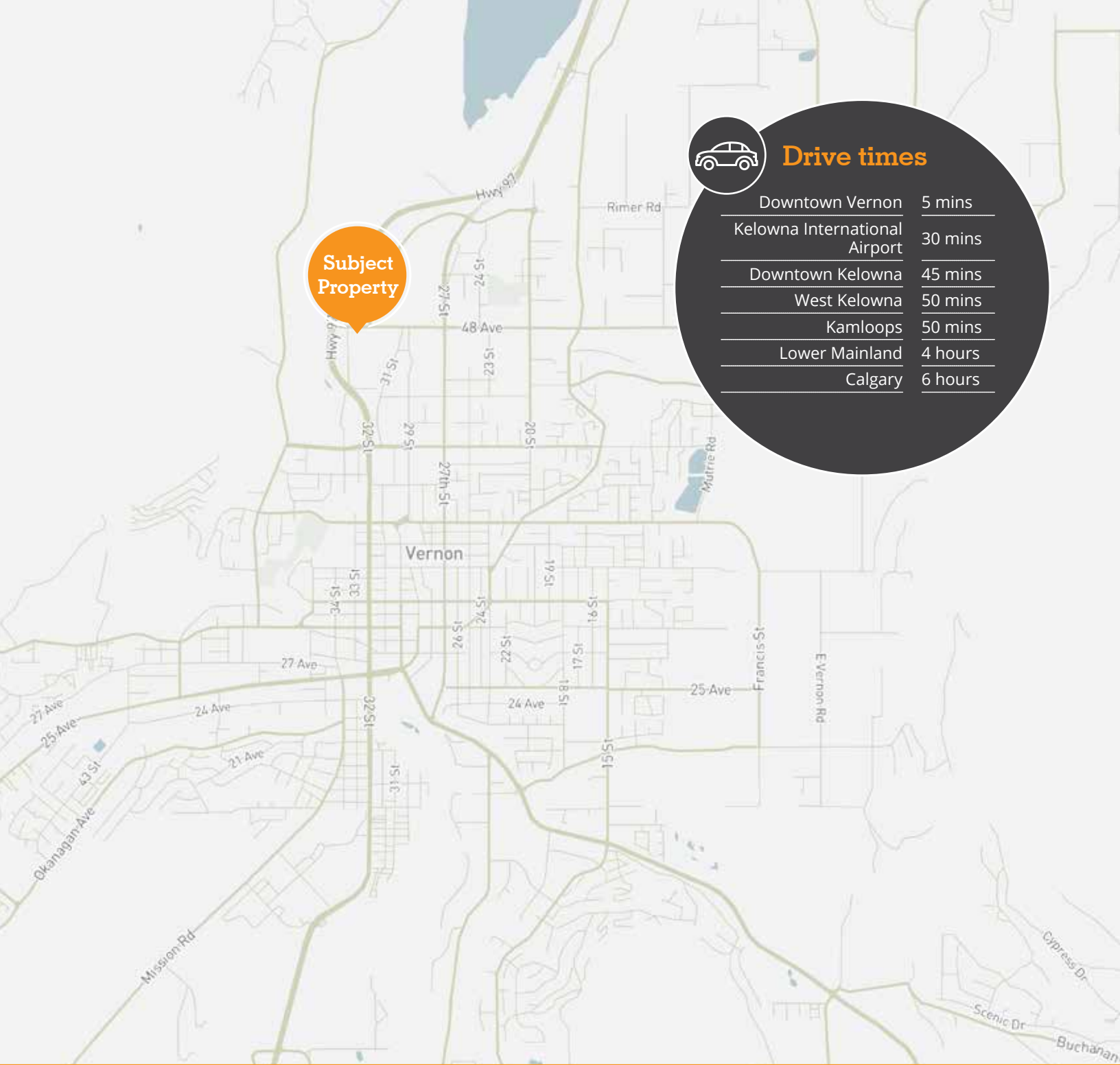
Langley, BC



62,327 square feet over two buildings

Port Kells Centre

Langley, BC



**Subject
Property**



Drive times

Downtown Vernon	5 mins
Kelowna International Airport	30 mins
Downtown Kelowna	45 mins
West Kelowna	50 mins
Kamloops	50 mins
Lower Mainland	4 hours
Calgary	6 hours

Contact us for more information

Steve Laursen*
250 808 8101
stevelaursen@rlkcommercial.com
**Steve Laursen Personal Real Estate Corporation*

Garth White*, Principal, SIOR
604 757 4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

Joe Lehman*, Principal
604 757 4958
joe.lehman@avisonyoung.com
**Joe Lehman Personal Real Estate Corporation*

Lauren MacBeath
604 757 4955
lauren.macbeath@avisonyoung.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

**AVISON
YOUNG**


WESMONT

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com

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