

For Lease



SALT CENTRE - BUILDING A

3201 45th Avenue, Vernon, BC

Opportunity to own premium quality and thoughtfully designed front office/rear load strata industrial space in Vernon



STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL

Property details

Building A

LOT SIZE

1.13 acres

ZONING

I-1 (Light Industrial) zoning permits a wide range of light industrial uses, including but not limited to storage, distribution, automotive, service and manufacturing.

LOADING

One (1) grade-level loading door per unit

PARKING

41 stalls total / 4 stalls per unit

CONSTRUCTION

Insulated pre-cast concrete panels

CEILING HEIGHT

26' clear in warehouse

SPRINKLER SYSTEM

ESFR fire protection system

ELECTRICAL SERVICE PER UNIT

100 amp, 347/600 volt, 3-phase electrical service

WAREHOUSE HEATING

Gas-fired unit heaters

LIGHTING

LED light fixtures throughout

BATHROOM

One (1) fully finished accessible washroom per unit

WAREHOUSE FLOOR LOAD CAPACITY

500 lbs psf

MEZZANINE FLOOR LOAD CAPACITY

100 lbs psf

PRICING

Please contact the listing team for more information

AVAILABILITY

Estimated completion Q4 2024



SALT CENTRE

3201 45th Avenue

Vernon, BC

Opportunity

Introducing Salt Centre, Vernon's premier industrial complex developed and built by Wesmont. Strategically located near Highway 97, this project encompasses nine buildings spanning 350,000 sf in Vernon's thriving industrial neighbourhood.

Building A at Salt Centre Vernon presents 32,676 sf of light industrial space situated on a 1.13-acre parcel. As part of a brand-new, master-planned industrial development, this professionally designed building offers exceptional features. The floorplans range from 3,090 sf up to 3,297 sf, providing flexibility for businesses in need of versatile space for warehousing, manufacturing, and distribution operations.

Each unit features small-bay, rear-grade loading for convenient access. The option of combining available units allows the opportunity for larger contiguous floorplans to accommodate expanding business needs.

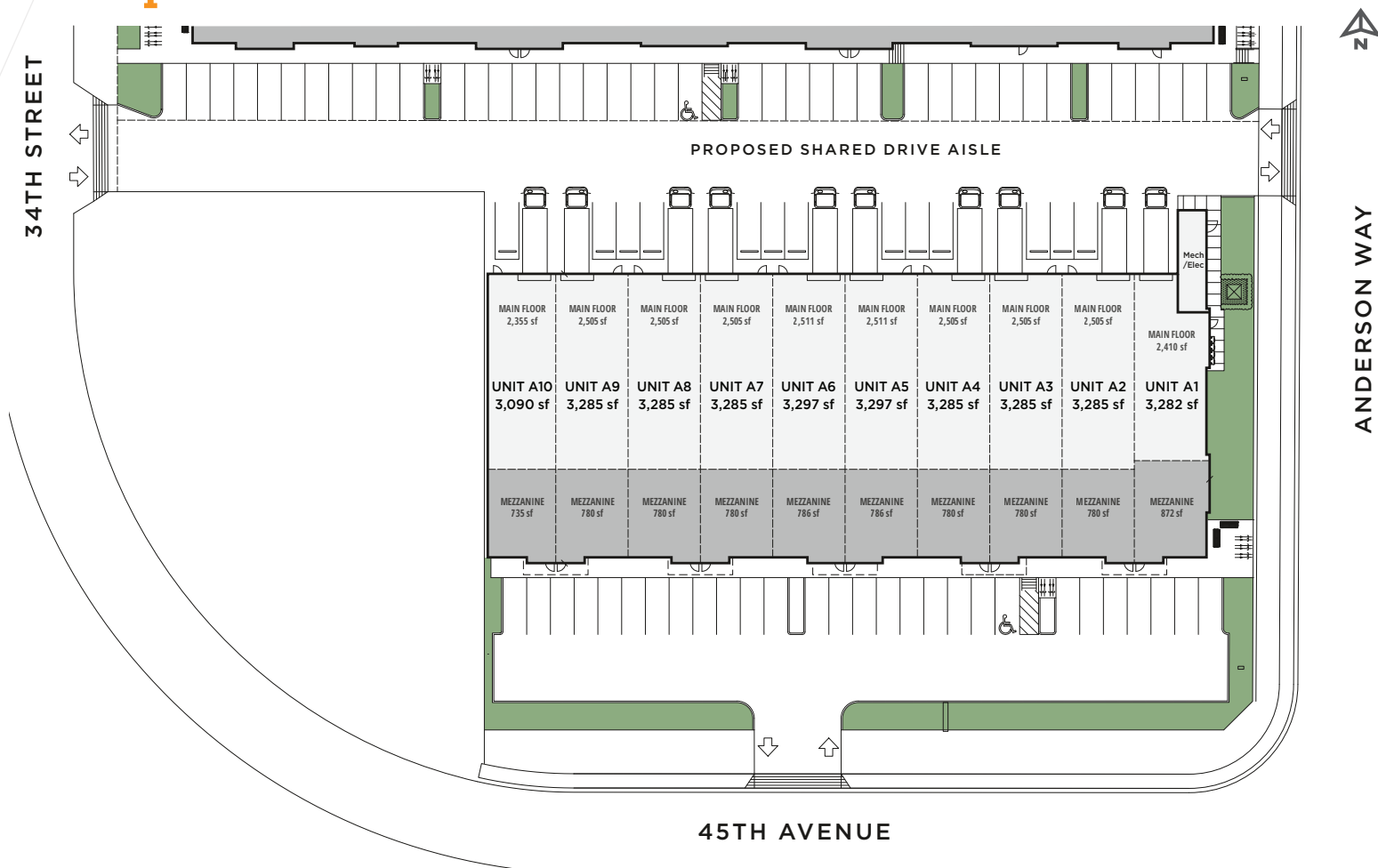
Built by Wesmont Group

www.wesmont.com



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

Site plan



Availability

| UNIT | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Warehouse (sf) | 2,410 | 2,505 | 2,505 | 2,505 | 2,511 | 2,511 | 2,505 | 2,505 | 2,505 | 2,355 |
| Mezzanine (sf) | 872 | 780 | 780 | 780 | 786 | 786 | 780 | 780 | 780 | 735 |
| Total (sf) | 3,282 | 3,285 | 3,285 | 3,285 | 3,297 | 3,297 | 3,285 | 3,285 | 3,285 | 3,090 |

Location

Building A at Salt Centre is located at the corner of 45th Avenue and Anderson Way, just east of Highway 97 in the heart of Vernon's bustling commercial hub. This premium, amenity-rich location offers convenient access to transit and is walking distance to several restaurants, retailers and services.

Unparalleled connectivity

Located in the center of the Okanagan region, Salt Centre offers unparalleled connectivity throughout South-Central BC and the Interior. Future occupiers will benefit from easy access to major transportation routes, including Highway 97, which provides direct access to both Kamloops and Kelowna.

The nearby highway network facilitates the seamless movement of goods and services, ensuring efficient supply chain management and distribution. Whether you're serving local customers or reaching out to broader markets, this central location is the gateway to success.

Amenities

● RESTAURANTS

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

● ACCOMMODATION & ENTERTAINMENT

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

● FINANCIAL

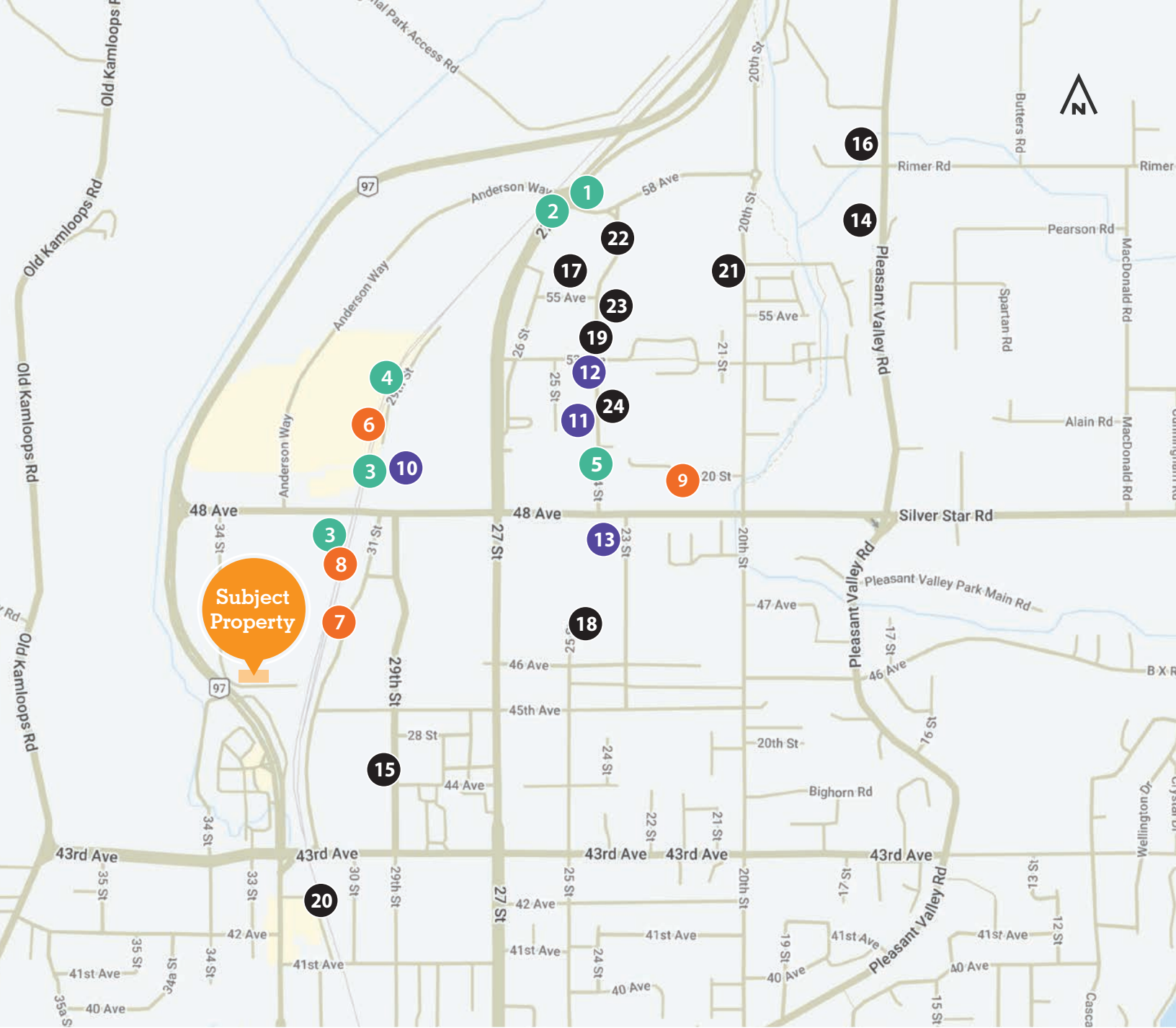
10. TD Canada Trust
11. RBC Royal Bank
12. CIBC
13. Scotiabank

● SHOPPING

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
24. Village Green Shopping Centre



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We are creating real estate opportunities so that businesses, communities, and families can flourish across Canada.

About Wesmont

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

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 in



64,572 sf over two build

Wesmont Yale

44431 Yale Road, Chilliwack



119,887 sf over three b

Wesmont Ce

6286 203rd Street, Lang

Industrial developments



Buildings
Port Kells Centre
Chilliwack, BC



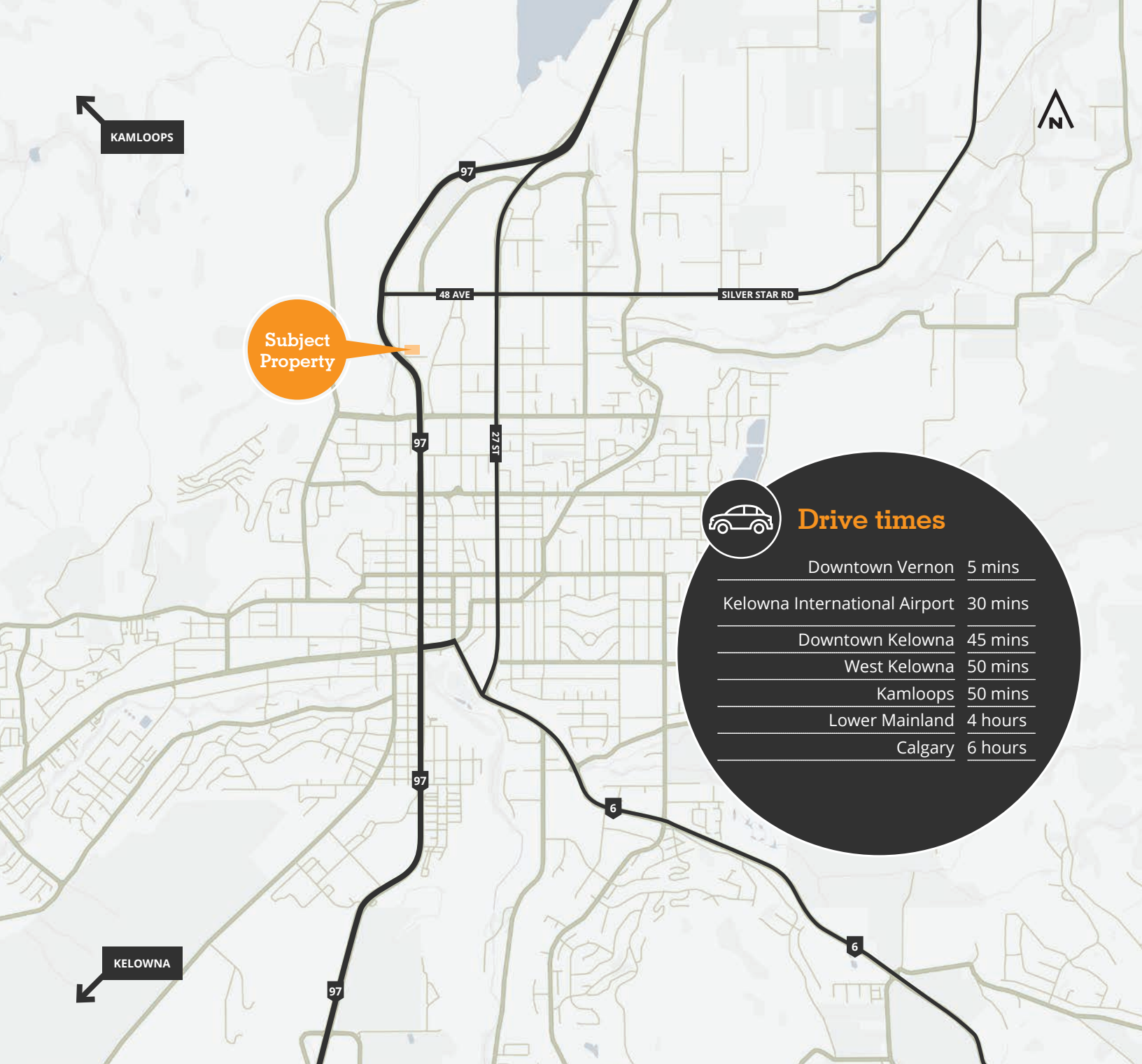
21,386 sf industrial building
8085 Aitken Road
Chilliwack, BC



Buildings
Port Kells Centre
Langley, BC



82,472 sf over two buildings
Port Kells Centre
9347 & 9339 200A Street, Langley, BC



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 |

FOR MORE INFORMATION CONTACT:

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