

# For Lease



## SALT CENTRE - BUILDING A

3201 45th Avenue, Vernon, BC

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



*Building A*

### STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

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

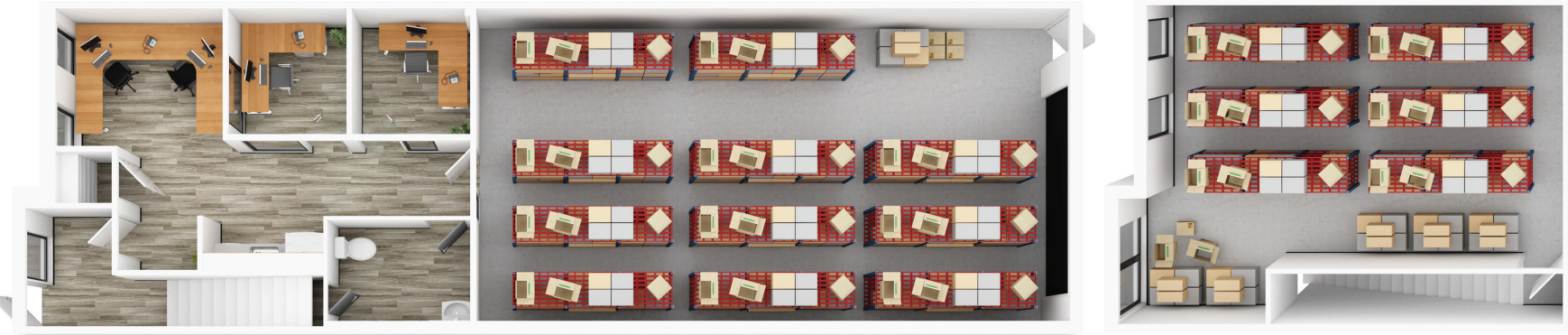
100 lbs psf

### PRICING

Base rent starting at \$16 psf

### AVAILABILITY

Estimated completion Q4 2024



Unit A10 Ground Floor - Office & Warehouse

Unit A10 Upper Floor - Mezzanine

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

# 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 32,680 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 3,091 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.

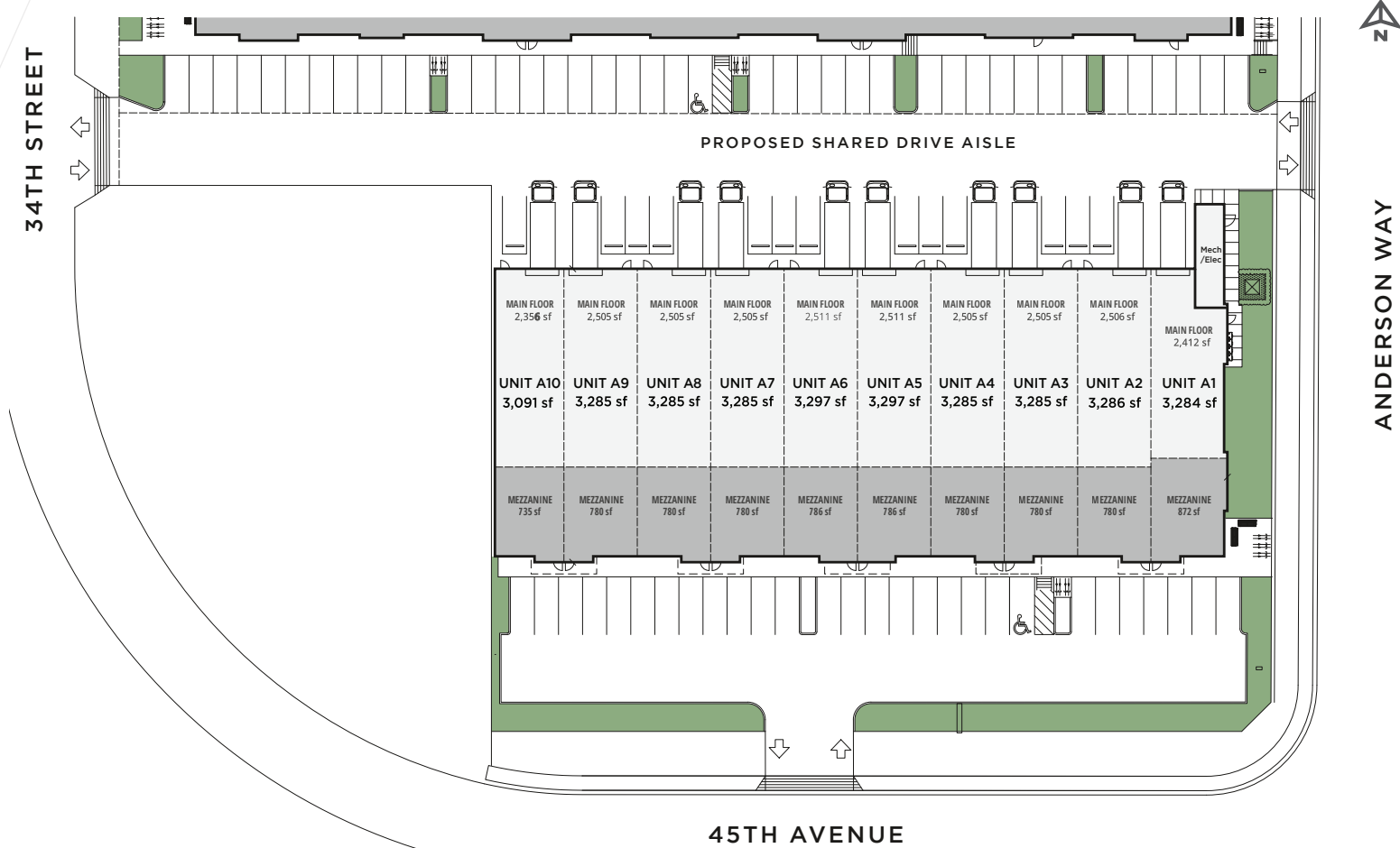
## Office & Showroom Spaces Available

Unit A10 features pre-built office improvements complete with a kitchenette and a universal handicap washroom.

Additional office and/or showroom space(s) can be created on a built-to-suit basis in collaboration with Wesmont Group.

Built by Wesmont Group  
www.wesmont.com

## Site plan



## Availability

UNIT	1	2	3	4	5	6	7	8	9	10
Warehouse (sf)	2,412	2,506	2,505	2,505	2,511	2,511	2,505	2,505	2,505	2,356
Mezzanine (sf)	872	780	780	780	786	786	780	780	780	735
Total (sf)	3,284	3,286	3,285	3,285	3,297	3,297	3,285	3,285	3,285	3,091

## 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

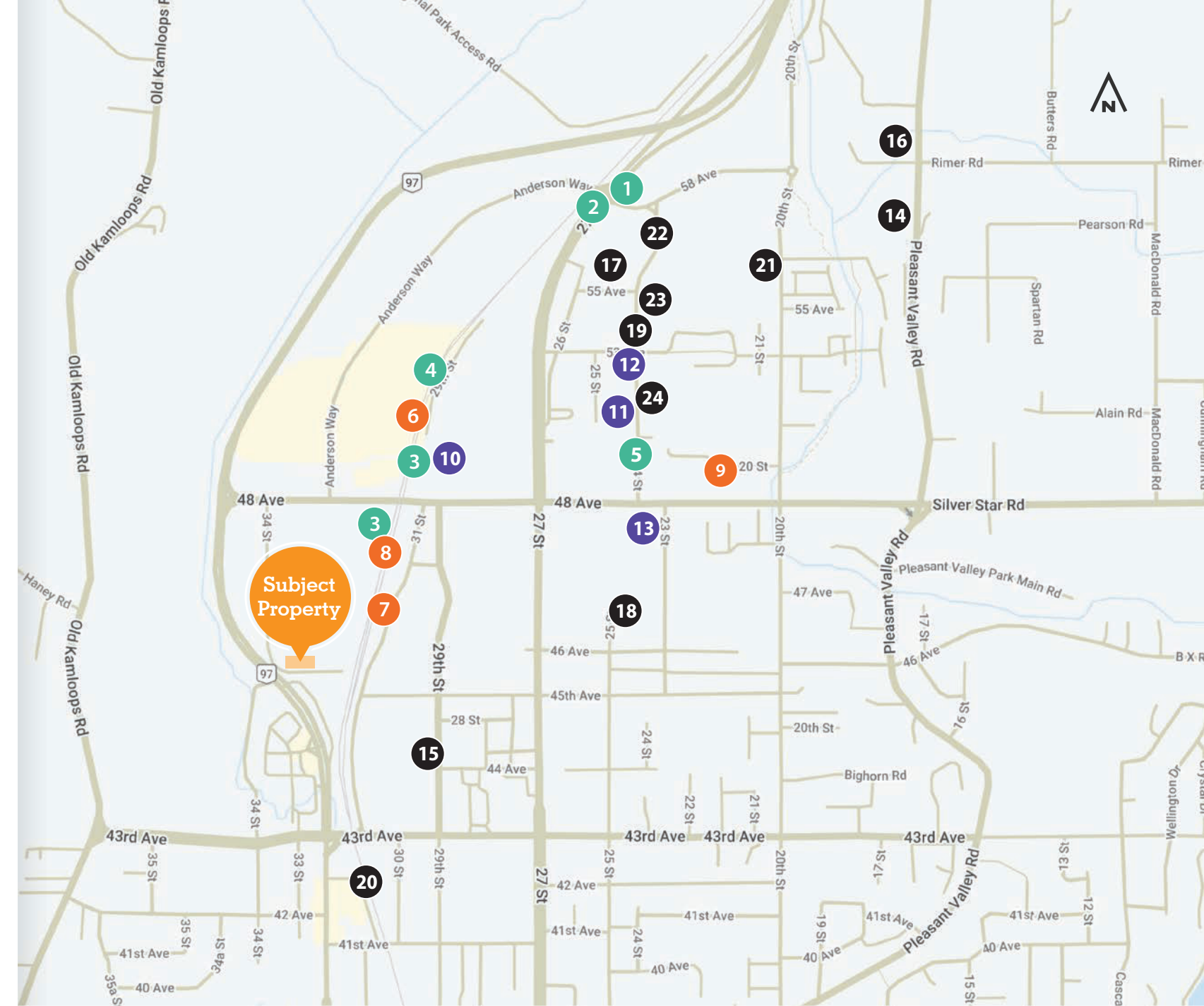
6. Lake City Casino
7. Holiday Inn Express
8. Best Western Pacific Inn
9. Riviera Plaza & Conference Centre

### 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



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

*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](http://www.wesmont.com)

## Recent industrial developments



64,572 sf over two buildings  
**Wesmont Yale Centre**

44431 Yale Road, Chilliwack, BC



21,386 sf industrial building  
**8085 Aitken Road**

Chilliwack, BC



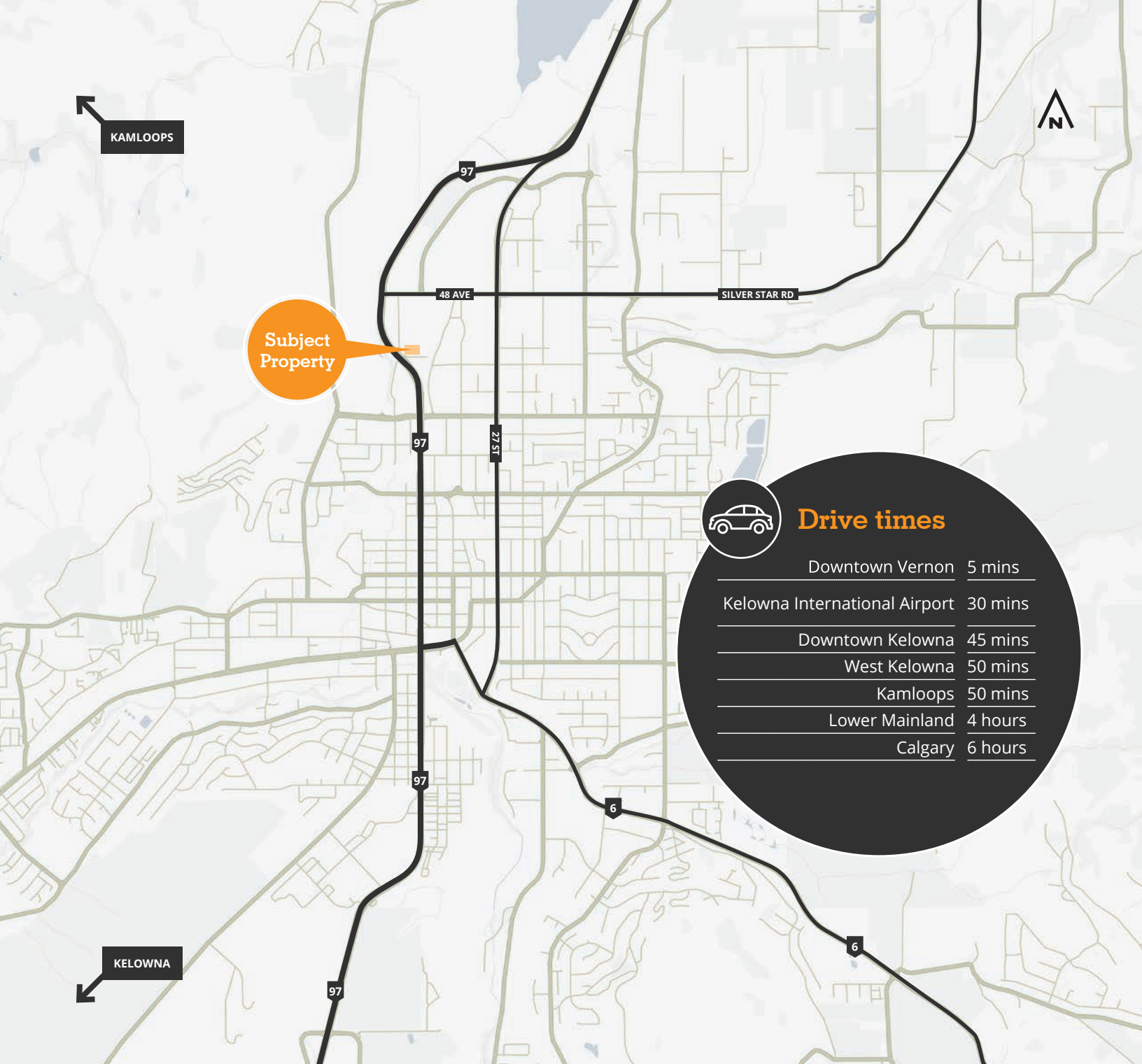
119,887 sf over three buildings  
**Wesmont Centre**

6286 203rd Street, Langley, BC



82,472 sf over two buildings  
**Port Kells Centre**

9347 & 9339 200A Street, 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

FOR MORE INFORMATION CONTACT:

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