



4605 34 Street Vernon British Columbia

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NOW LEASING - Phase 2 & 3 of Building B at SALT Centre, Vernon's newest, master-planned, industrial complex. This is an opportunity to lease brand-new industrial space. Adjoining units 5 - 8 & 15 - 16 are in-line units encompassing all of Phase 2 and are listed together totaling 21,884 SF of industrial space. This is an outstanding offering of a larger industrial space that will allow for a combination of warehouse, office use and the potential for some retail functions into a single space. Units 5 - 8 are single level units located to the front of the building and will feature 4 grade level loading bays each with a 12' x 14' overhead door and units 15 - 16 are adjoining to the back of the building with both a grade level loading bay with a 12' x 14' overhead door and a dock level loading bay with a 8' x 10', in each of the rear units. The warehouse space features 26' clear ceiling height, ESFR fire protection, gas-fired heaters, LED light fixtures and a 500 lb/sf floor load capacity. The rear units each have a 1,715 SF mezzanine level with a 100 lb/sf load capacity. This is an ideal larger industrial space for a combination of warehouse and office use. Prime location just off Highway 97 N with INDL - Light Industrial Zoning which allows for a multitude of uses. Construction is currently under way with an anticipated delivery in Q4 2026. There is potential to combine available units in Phase 2 & 3 if larger contiguous floor plans are desired, contact listing agent. (id:6769)

Listing Presented By:



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