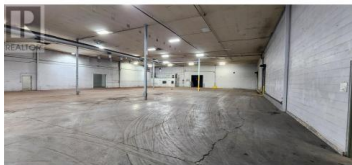




## 1810 Kosmina Road Vernon British Columbia

Middleton Mountain Vernon

**\$5,900,000**



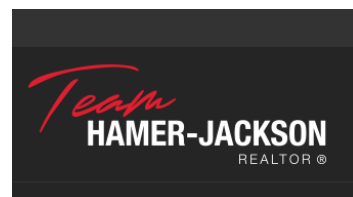
Fantastic opportunity to purchase a stand-alone 35,939 sqft industrial building on 1.33 acres of land. This property maximizes site coverage, offering multiple large warehouses areas with cross dock and onsite parking. The facility includes a finished reception area, sale offices, foreman offices, dedicated lunch and meeting rooms. The cross dock has three dock loading bays with receiving area and 3 additional grade loading doors accessing the side yard area of the property. This facility is built for efficient logistics, manufacturing and mid to large scale industrial operations. The property is equipped with 3-phase 400 amp power, along with heating and cooling systems. Opportunity for an asset or share sale available. Situated in the industrial corridor of Vernon, 1810 Kosmina Road is centrally located, just off HWY 6, providing easy access to major transport routes. Zoned INDL- Light Industrial Opportunity for an asset or share sale available. Contact brokers for more information (id:6769)

### Jason Wills

Venture Realty Corp.

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