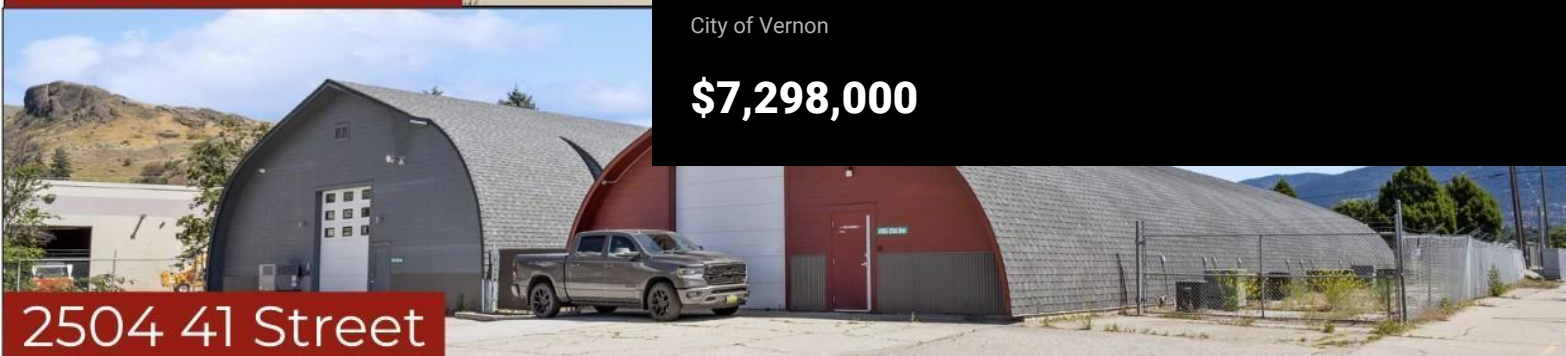




COURT-ORDERED SALE – THREE-TITLE VERNON INDUSTRIAL ASSEMBLY
4211 25 Avenue, 4105 25 Avenue & 2504 41 Street, Vernon, BC Rare opportunity to acquire a substantial three-title industrial property assembly on 25 Avenue light-industrial corridor. The combined offering comprises approximately 2.66 acres and approximately 33,450 square feet of main-floor building area, plus approximately 1,500 square feet of mezzanine space and 2,950 square feet of basement area. Property highlights include:

- oMultiple industrial, warehouse, showroom and office buildings
- oApproximately 15,950 square feet vacant and available for immediate occupancy
- oRetail/showroom, warehouse, office, production and service-commercial configurations
- oReported 1,600-amp, 347/600V electrical service at 4105 25 Avenue
- oExtensive HVAC, ventilation, lighting, security and technology infrastructure
- oMultiple overhead loading doors
- oClear heights ranging up to approximately 18 feet
- oPaved and gravel yard areas
- oParking, outdoor storage and perimeter fencing
- oAccess from 25 Avenue, 25A Avenue and 41 Street
- oINDL - Light Industrial zoning

The assembly may accommodate a single large occupier, multiple operating divisions, owner-users or investors. Potential uses include manufacturing, food processing, pharmaceutical, technology, wholesale, warehousing, distribution, service-commercial and other light-industrial operations, ...



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