



## 4605 34th Street 9, 10 & 14 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 9, 10 & 14 are in-line units in Phase 3 of Building B and are listed together totaling 10,670 SF of industrial space. This is an outstanding offering of flexible industrial space that will allow for a combination of warehouse, office use and the potential for some retail functions into a single space. Units 9 & 10 are single level units located to the front of the building and will feature two grade level loading bays each with a 12' x 14' overhead door and unit 14 is adjoining to the back of the building with both a grade level loading bay with a 12' x 14' overhead door as well as a dock level loading bay with a 8' x 10', offering a wide variety of loading options. 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 unit also has a 1,715 SF mezzanine level with a 100 lb/sf load capacity. This is an ideal 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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