



## 1935 11th Avenue 7 & 8 Vernon British Columbia

\$12

Opportunity to lease an open concept light industrial unit located in the busy Middleton industrial area of Vernon and only a 5 minute drive to downtown Vernon. Units 7 & 8 can be leased together as a 2 storey space or partial upper floor space can be removed for additional ceiling height. Features include front dock-level loading and rear grade-level loading, 18' ceiling height, 200A 3-phase power and on-site parking. The building exterior is currently undergoing an extensive renovation (as shown in the renderings) including the installation of all new windows. Zoned I1 - Light Industrial providing opportunity for a variety of uses. This property also offers excellent signage exposure along 11th Avenue and Middleton Way and is located in close proximity to the Kal Tire head office, BC Hydro, DCT Chamber Trucking, Finning Canada and the Vernon Golf & Country Club. Available immediately. (jd:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

<http://www.venturecommercial.ca/>



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