



## 4605 34th Street 18 Vernon British Columbia

\$17

Now preleasing the first phase of Building B in SALT Centre, Vernon's newest, premier master-planned industrial complex. Unit 18 is a medium-bay, in-line, industrial unit totalling 9020 SF, with 6,820 SF on the main floor and a 2,200 SF mezzanine level, located at the back of the building. Insulated, pre-cast concrete panel construction with 26' clear ceiling height. Includes one grade-level loading bay with a 12' x 14' overhead door and one dock-level loading bay with an 8' x 10' overhead door, both located at the rear of the building. Gas-fired unit heater, LED fixtures and ESFR fire protection system. Dedicated parking to the front of the unit. This is a preleasing opportunity with anticipated completion in Q4 - 2025. Current configuration is flexible during the construction phase, providing the ability to combine units if a larger, contiguous space is required. (id:6769)

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