



## 3201 45 Avenue A10 Vernon British Columbia

\$17

Opportunity to lease a brand-new turn-key office/warehouse in Vernon's newest industrial development, Salt Centre. This end unit comes complete with a main floor office featuring two private offices, open area, kitchenette, and a fully finished washroom. The unit offers a total of 3,090 SF including a 735 SF mezzanine, 2,355 main level including a warehouse with rear-grade loading for convenient access, 100 amp, 347/600 volt, 3-phase electrical services, and gas-fired unit heaters. Located within Building A of Salt Centre, this unit is part of a professionally designed, master-planned industrial development. Prime location just off Highway 97 with light industrial zoning that allows for a wide range of uses. The option of combining available units allows the opportunity for larger contiguous floor plans. Ready for occupancy December 2024. (id:6769)

Listing Presented By:



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