



# FOR LEASE

## SALT Centre - Building A

3201 45th Avenue, Vernon, BC



**IMMEDIATE  
OCCUPANCY AVAILABLE**

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# Property Details

## Building A

### LOT SIZE

1.13 acres

### BUILDING SIZE

32,680 sf

### NUMBER OF UNITS

Only 2 Units Remaining

### ZONING

INDL - Light Industrial zoning permits a wide variety of light industrial uses, including storage, light manufacturing, distribution, vehicle services and offices

### LOADING

One grade-level loading bay with overhead door per unit

### CONSTRUCTION

Insulated pre-cast concrete panels

### CEILING HEIGHT

26' clear in warehouse

### SPRINKLER SYSTEM

ESFR fire protection system

### ELECTRICAL SERVICE PER UNIT

80 amp, 347/600 volt, 3 phase  
125 amp, 120/208 volt, 3 phase

### WAREHOUSE HEATING

Gas-fired unit heaters

### LIGHTING

LED light fixtures throughout

### WAREHOUSE FLOOR LOAD CAPACITY

500 lbs psf

### MEZZANINE FLOOR LOAD CAPACITY

100 lbs psf

### LEASE RATE

Unit 5: Base Rent starts at \$15.00/sf  
Unit 6: Base Rent starts at \$15.95/sf

### AVAILABILITY

Immediate Occupancy Available

## SALT CENTRE

**BUILDING A**  
3201 45th Avenue, Vernon, BC

Discover SALT Centre, a landmark development by Wesmont Group, in Vernon's thriving industrial hub near Highway 97N. This master-planned complex spans approximately 350,000 square feet across nine state-of-the-art buildings, setting a new standard for industrial space in North Vernon.

### Building A: Flexibility in Industrial Space

Building A at SALT Centre features 10 light industrial units totaling 32,680 square feet on a 1.13-acre parcel. Designed with flexibility in mind, it offers ideal spaces for warehousing, light manufacturing, distribution, and office needs.

### ONLY 2 REMAINING UNITS

- **Unit 5:** 3,297 SF (2,511 SF main floor + 786 SF mezzanine) includes one grade-level loading bay with overhead door
- **Unit 6:** 3,297 SF (2,511 SF main floor + 786 SF mezzanine) includes one grade-level loading bay with overhead door & main floor office space has been built-out
- Potential to combine units for a larger, contiguous floor plan

### Now Available

Building A is completed and available for immediate occupancy.

### Your Business. Your Space.

Secure your spot in SALT Centre - Building A today and position your business for growth in Vernon's most dynamic industrial development.



# SALT CENTRE

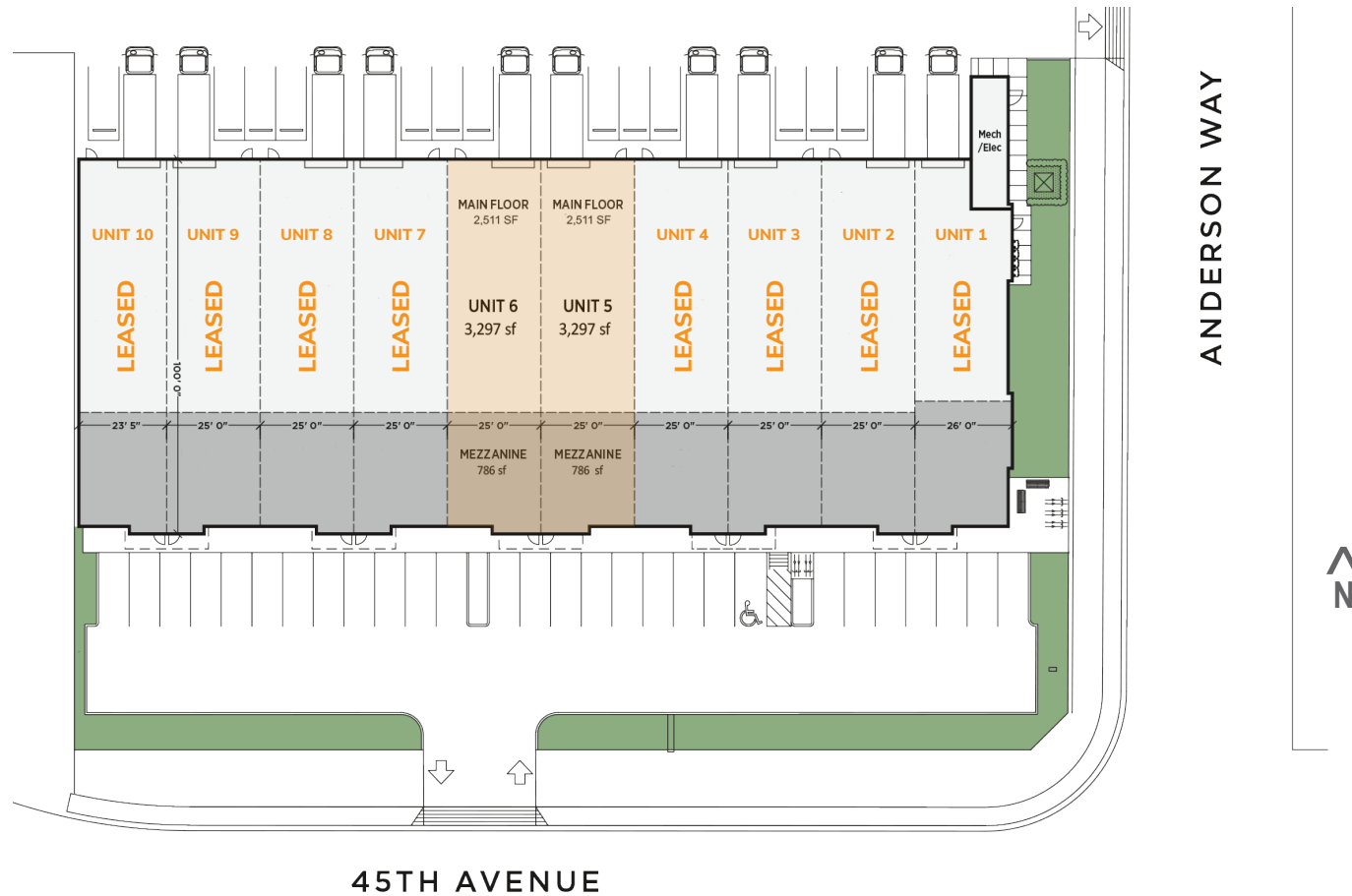
## Building A - Exterior Photos

Building A - Exterior and Drone Images



# SALT CENTRE

## Building A - Site Plan

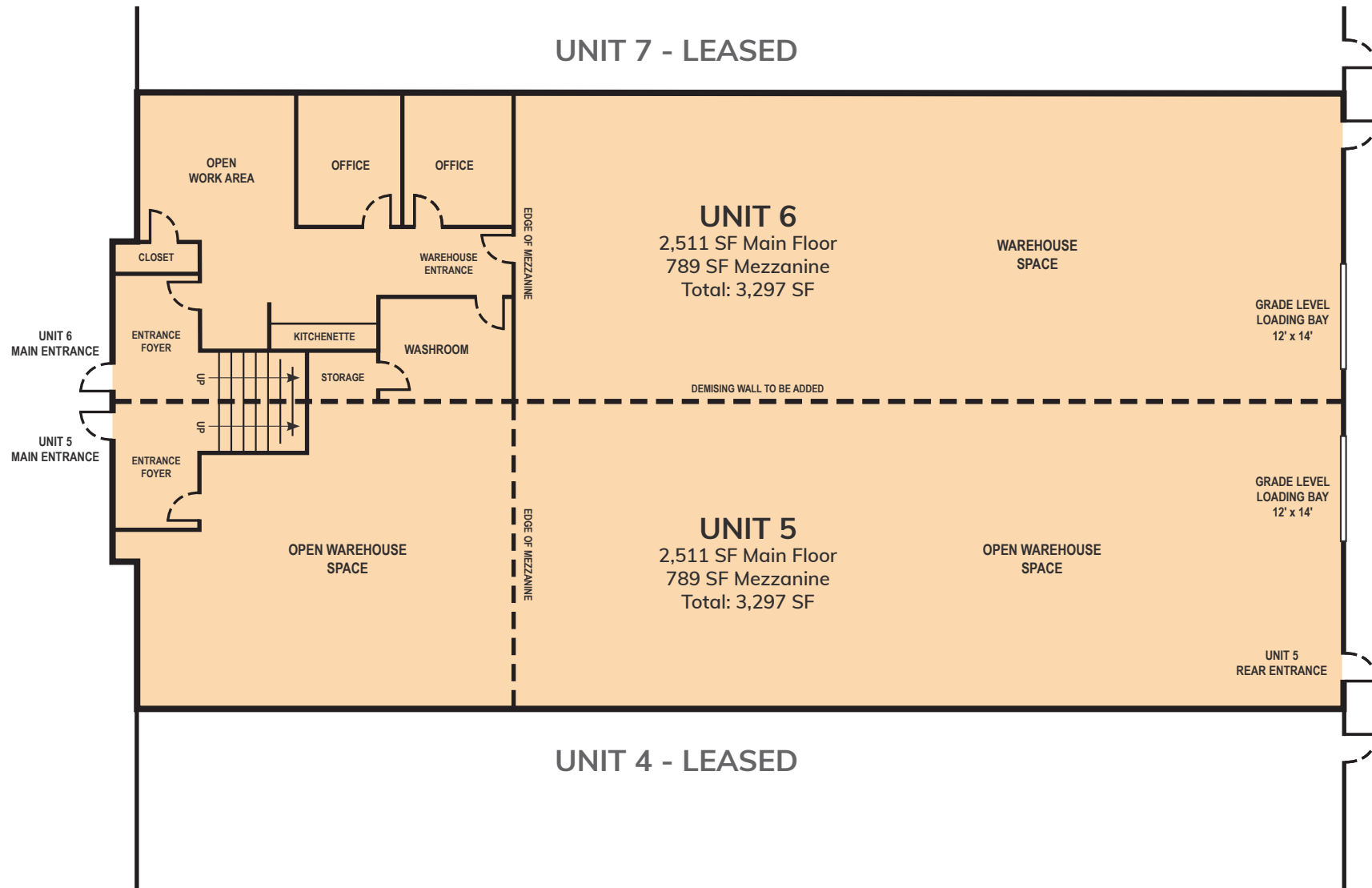


| Availability | Unit | Main Floor (sf) | Mezzanine (sf) | Total (sf) | Base Rent (psf) |
|--------------|------|-----------------|----------------|------------|-----------------|
| Available    | 5    | 2,511           | 786            | 3,297      | \$15.00         |
| Available    | 6    | 2,511           | 786            | 3,297*     | \$15.95         |

\*NOTE: Unit 6 includes a fully built-out main floor office space.

# SALT CENTRE

## Building A - Available Units - Main Floor



# SALT CENTRE

## Building A - Unit 6 - Dollhouse View

### Unit 6 - Sample Main Floor Build-Out

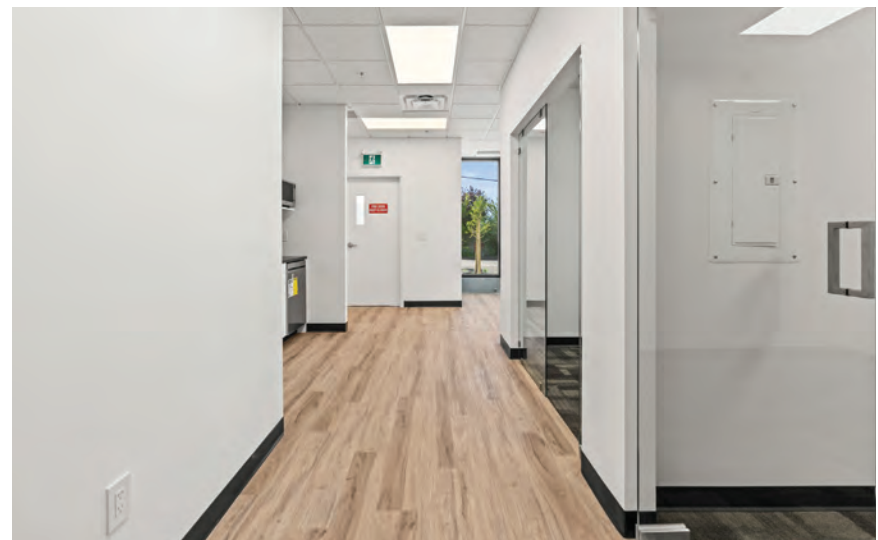
- Main Floor - 2,511 SF
- Finished Office Space
- 2 Separate Offices
- Large Open Work Area
- Staff Area with Kitchenette
- Washroom
- Closet
- Storage Area
- Mezzanine Level - Shell State
- Warehouse Area - Shell State



# SALT CENTRE

## Building A - Interior Photos

### Unit 6 - Main Floor Office Build-Out



# SALT CENTRE

## Building A - Interior Photos

### Unit 6 - Main Floor Office Build-Out



# SALT CENTRE

## Building A - Interior Photos

### Unit 5 & 6 - Warehouse Space and Mezzanine Level



Some demising walls have yet to be constructed. Verify configuration and measurements if important

# SALT CENTRE

## Building A - Interior Photos

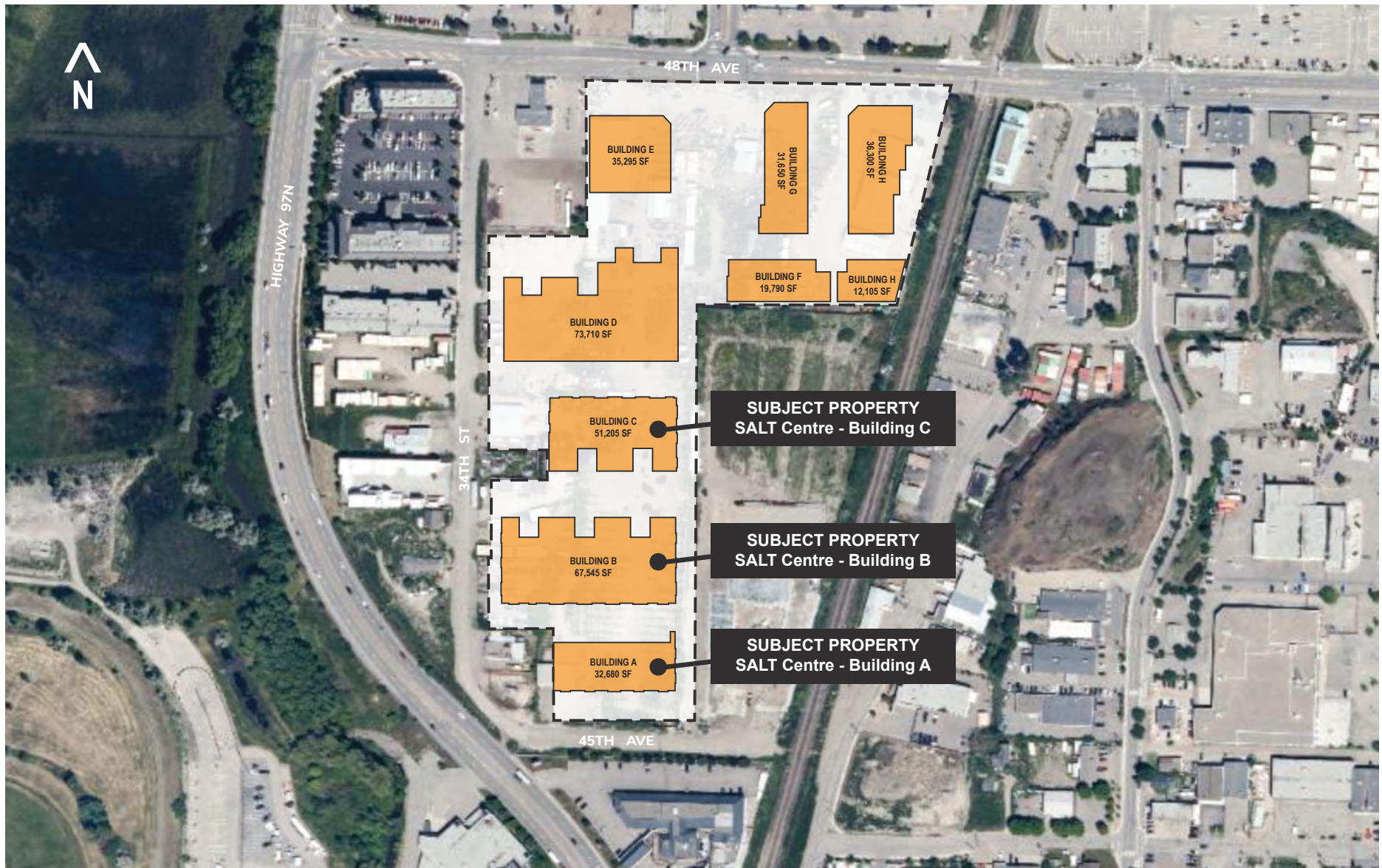
### Unit 5 & 6 - Warehouse Space and Mezzanine Level



Some demising walls have yet to be constructed. Verify configuration and measurements if important

# SALT CENTRE

## Overall Complex Plan



Complex plan provided by Wesmont Group and is subject to change

# SALT CENTRE

## Surrounding Neighbourhood



# SALT CENTRE

## Zoning Information

### 12.1 INDL – Light Industrial

#### 12.1.1 Purpose

To allow for light industrial and a variety of small commercial businesses with a high standard of design that carry out a portion of their operation outdoors or require outdoor storage areas.

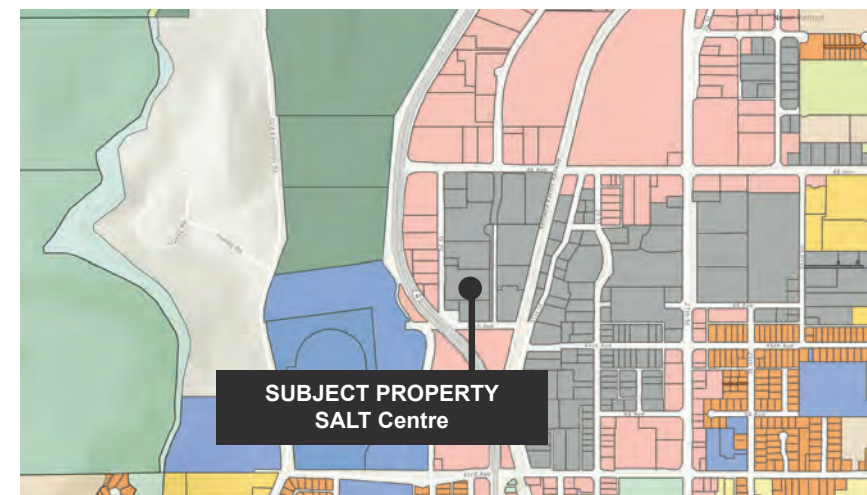
#### 12.1.2 Permitted Uses

Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol in the following table and Uses not listed are prohibited.

| Use                                | Principal | Accessory |
|------------------------------------|-----------|-----------|
| <b>Housing</b>                     |           |           |
| Security or Operator Dwelling Unit |           | ●         |
| <b>Commercial</b>                  |           |           |
| Accessory Parking                  |           | ●         |
| Auction Sales                      | ●         |           |
| Bar                                | ●         |           |
| Cannabis Retail Store              | ●         |           |
| Cannabis Lounge                    |           | ●         |
| Commercial Storage                 |           | ●         |
| Food and Beverage Service          | ●         |           |
| Indoor Sales and Service           | ●         |           |
| Light Manufacturing                | ●         |           |
| Liquor Store                       | ●         |           |
| Minor Indoor Entertainment         | ●         |           |
| Office                             |           | ●         |
| Outdoor Sales & Service            | ●         |           |
| Outdoor Vending                    |           | ●         |
| Temporary Storage                  |           | ●         |
| Vehicle Storage                    | ●         |           |
| Vehicle Support Services           | ●         |           |
| <b>Industrial</b>                  |           |           |
| Crematorium                        | ●         |           |
| Drive-through Vehicle Services     | ●         |           |
| Indoor Self Storage                | ●         |           |
| Light Industrial                   | ●         |           |

| Use                         | Principal | Accessory |
|-----------------------------|-----------|-----------|
| <b>Industrial continued</b> |           |           |
| Major Alcohol Production    | ●         |           |
| Shipping Container Storage  | ●         |           |
| <b>Community</b>            |           |           |
| Community Service           | ●         |           |
| Special Event               |           | ●         |
| <b>Basic Services</b>       |           |           |
| Emergency Services          | ●         |           |
| Essential Utility           |           | ●         |
| Minor Utility Services      |           | ●         |
| Recycling Drop-off Centre   | ●         |           |
| Transit Facility            | ●         |           |

#### Zoning Map



E&OE: This information derived from the City of Vernon - Zoning Bylaw 6000 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna or Nick Renton & Shelby Kostyshen of William Wright Commercial Real Estate Services Inc. Please verify all important information by reviewing Zoning Bylaw 6000 on the City of Vernon's website.

# About Wesmont

Wesmont Group is a real estate development and construction company based in British Columbia. Our team focuses on development, construction, and property management of commercial and residential properties.

From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project, promising suitability to all our clients. To us, having the ability to lead all aspects of the project is crucial to bringing the most valuable product to our clients.

## Learn more about Wesmont

[www.wesmont.com](http://www.wesmont.com)

## Current & Recent Industrial Developments



**47,506 SF Industrial Building**  
**CARPENTER STREET**  
2138 Carpenter Street, Abbotsford, BC



**32,330 SF Industrial Building**  
**SALT CENTRE - BUILDING A**  
3201 45th Avenue, Vernon, BC



**64,572 SF Over Two Buildings**  
**WESMONT YALE CENTRE**  
2138 Carpenter Street, Abbotsford, BC



**21,386 SF Industrial Building**  
**8085 AITKEN ROAD**  
Chilliwack, BC



**119,887 SF Over Three Buildings**  
**WESMONT CENTRE**  
6286 203rd Street, Langley, BC

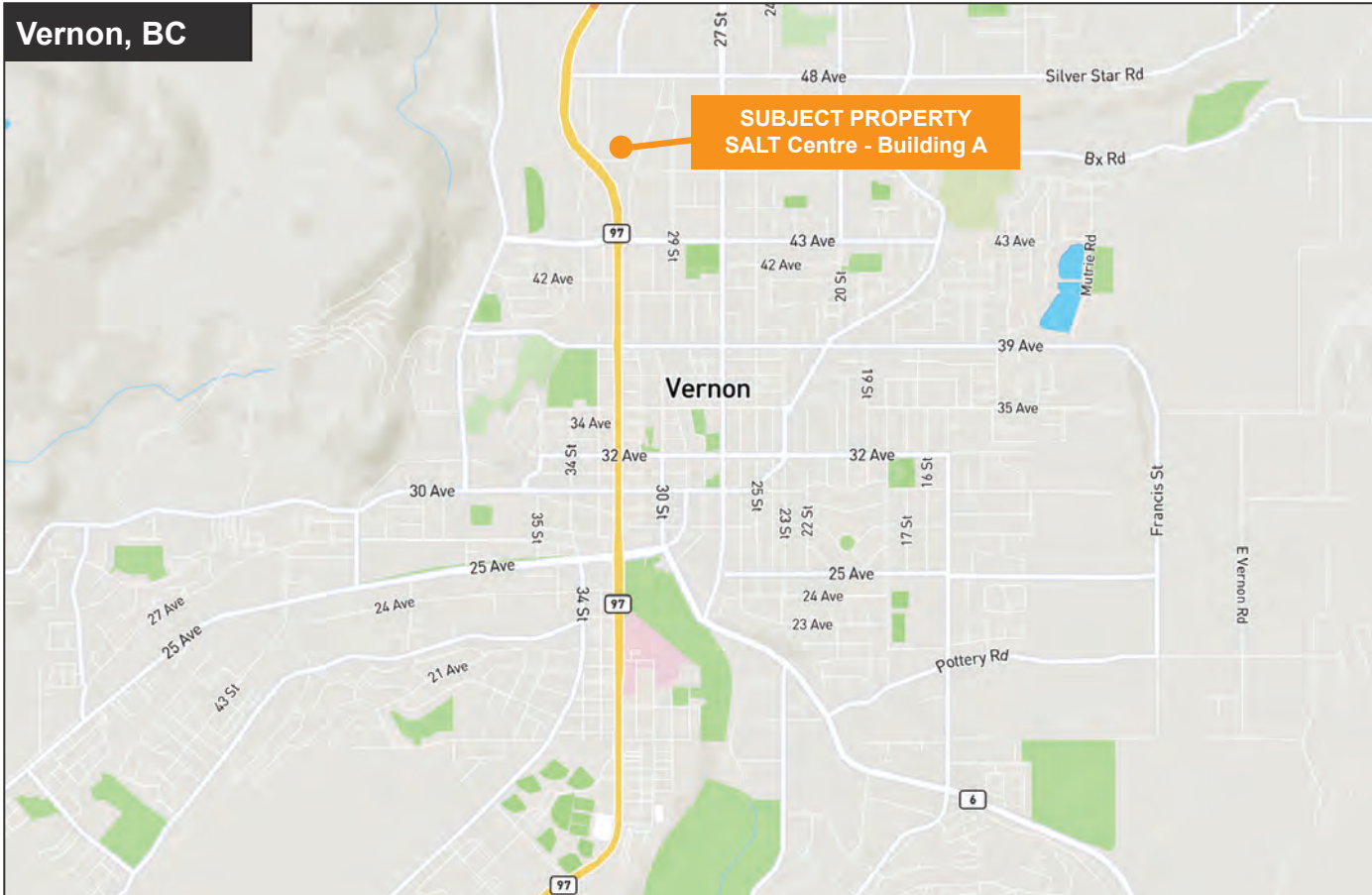


**82,472 SF Over Two Buildings**  
**PORT KELLS CENTRE**  
9347 & 9339 200A Street, Langley, BC

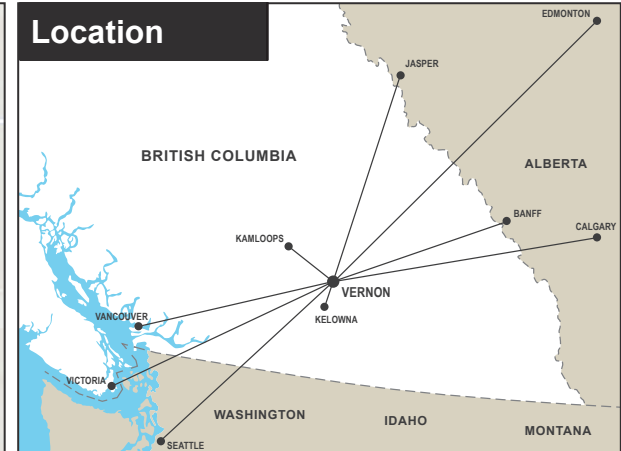
# SALT CENTRE

## Building A - 3201 45th Avenue, Vernon, BC

### Vernon, BC



### Location



### SALT Centre - Drive Time & Distance

|                               |                      |
|-------------------------------|----------------------|
| Downtown Vernon               | 5 min / 2.5 km       |
| Kelowna International Airport | 34 min / 41 km       |
| Downtown Kelowna              | 50 min / 52 km       |
| West Kelowna                  | 57 min / 60 km       |
| Kamloops                      | 1 hr 20 min / 116 km |
| Lower Mainland                | 4 hr 50 min / 468 km |
| Seattle                       | 6 hr 5 min / 555 km  |
| Calgary                       | 6 hr 8 min / 553 km  |
| Edmonton                      | 8 hr 45 min / 839 km |

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