



FOR LEASE

SALT Centre - Building A
3201 45th Avenue, Vernon, BC

ONE UNIT
REMAINING



AVAILABLE IMMEDIATELY

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Property Details

Building A

LOT SIZE

1.13 acres

BUILDING SIZE

32,680 sf

NUMBER OF UNITS

Only 1 Unit 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 \$14.95/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 1 REMAINING UNIT

- **Unit 5:** 3,297 SF (2,511 SF main floor + 786 SF mezzanine)
includes one grade-level loading bay with overhead door

Now Available

Building A is completed and available for immediate occupancy.

Your Business. Your Space.

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



SALT CENTRE

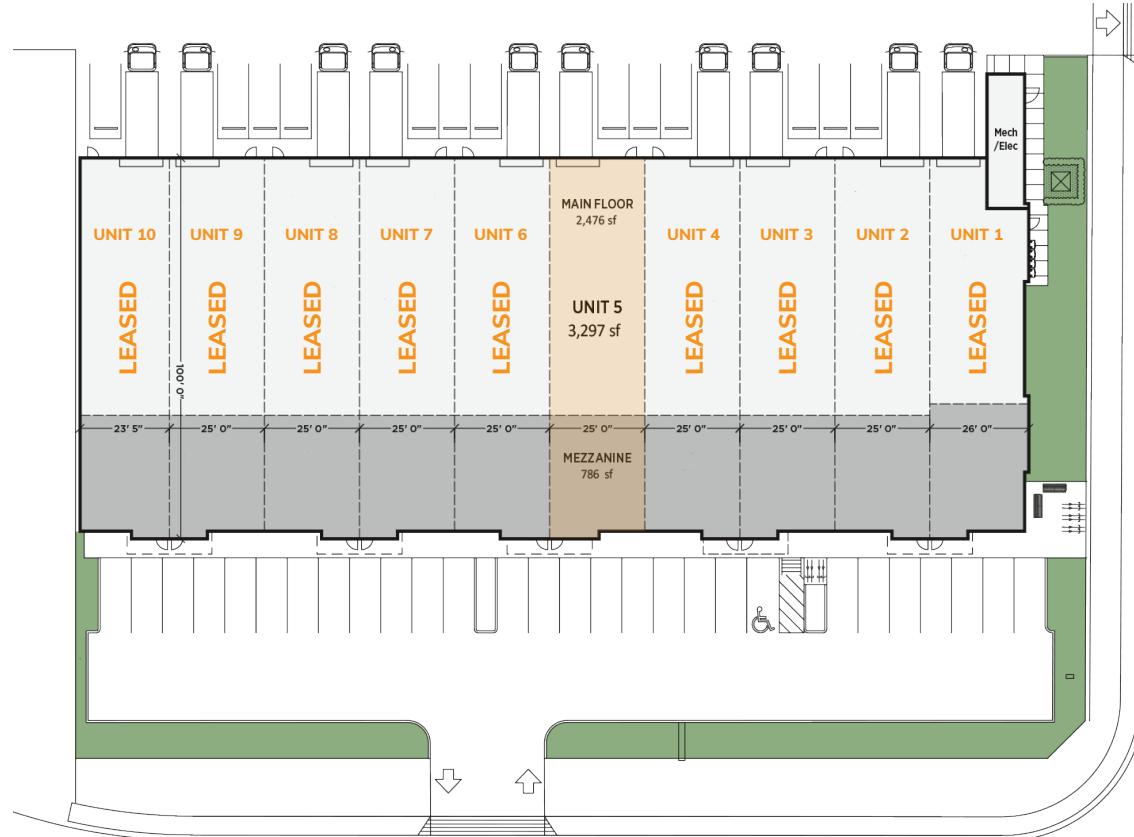
Building A - Exterior Photos

Building A - Exterior and Drone Images



SALT CENTRE

Building A - Site Plan

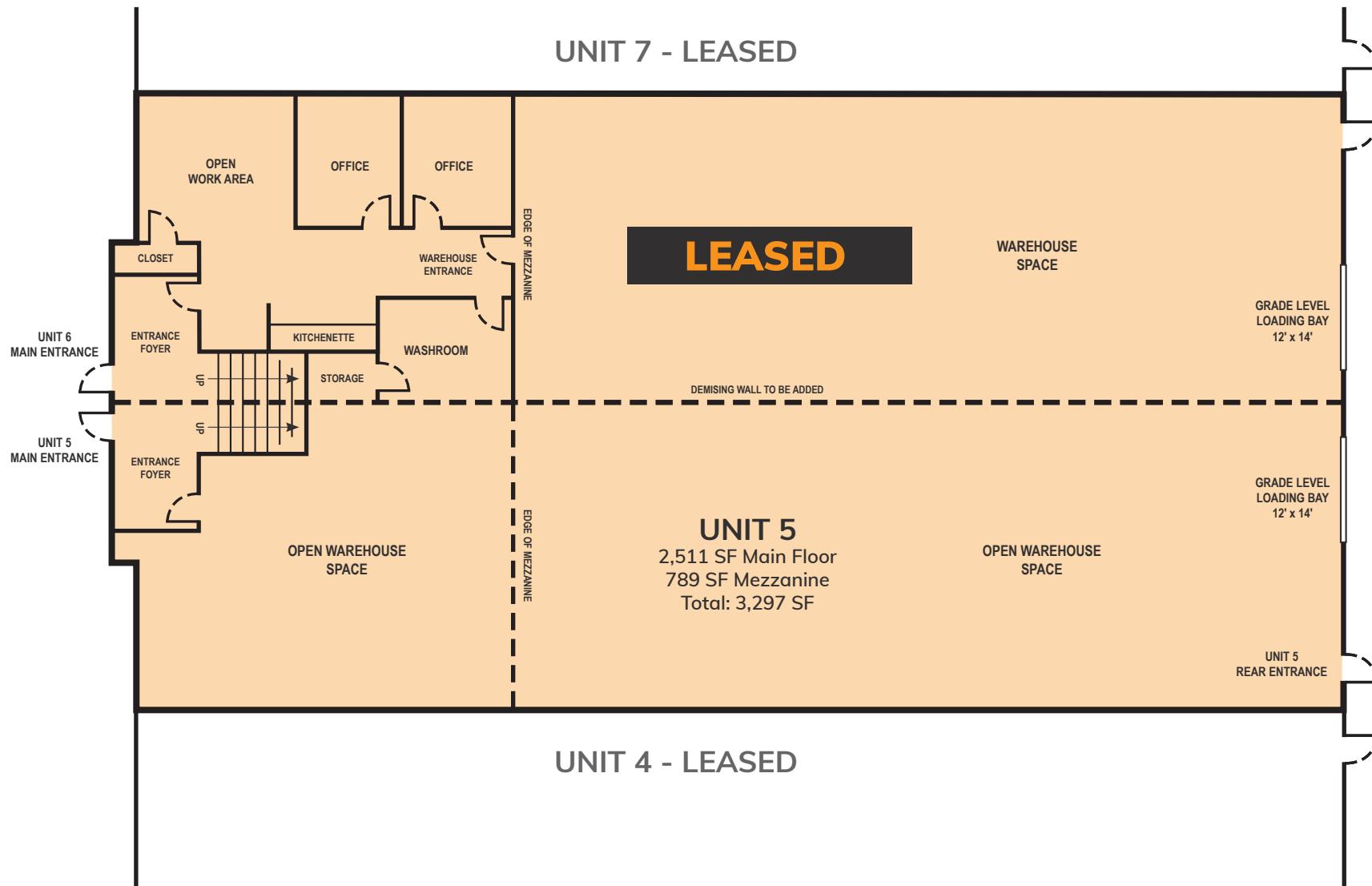


45TH AVENUE

Availability	Unit	Main Floor (sf)	Mezzanine (sf)	Total (sf)	Base Rent (psf)
Available	5	2,511	786	3,297	\$14.95

SALT CENTRE

Building A - Available Units - Main Floor



SALT CENTRE

Building A - Main Floor Layout - Sample Only

Unit 5 - Potential Main Floor Build-Out (Sample Only)

- 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

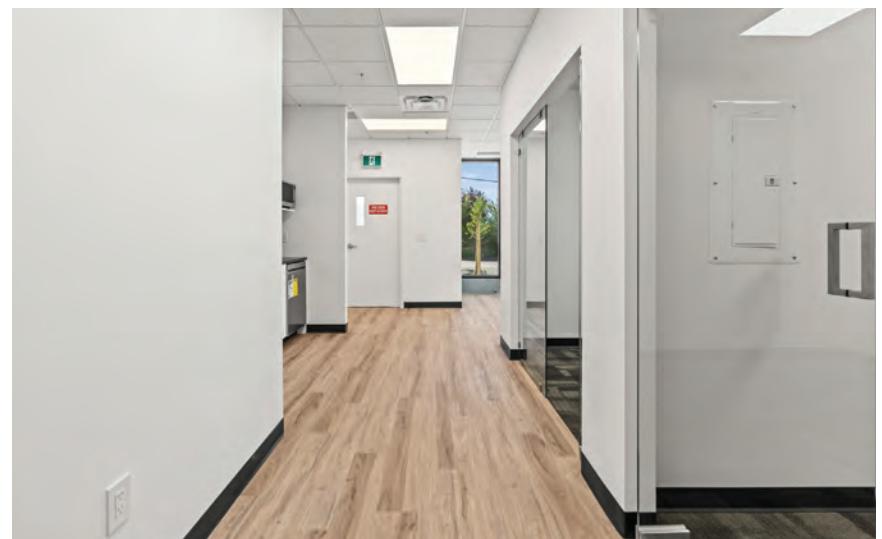


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SALT CENTRE

Building A - Interior Photos (Sample)

Unit 5 - Potential Main Floor Office Build-Out (Example Only)



SALT CENTRE

Building A - Interior Photos (Sample)

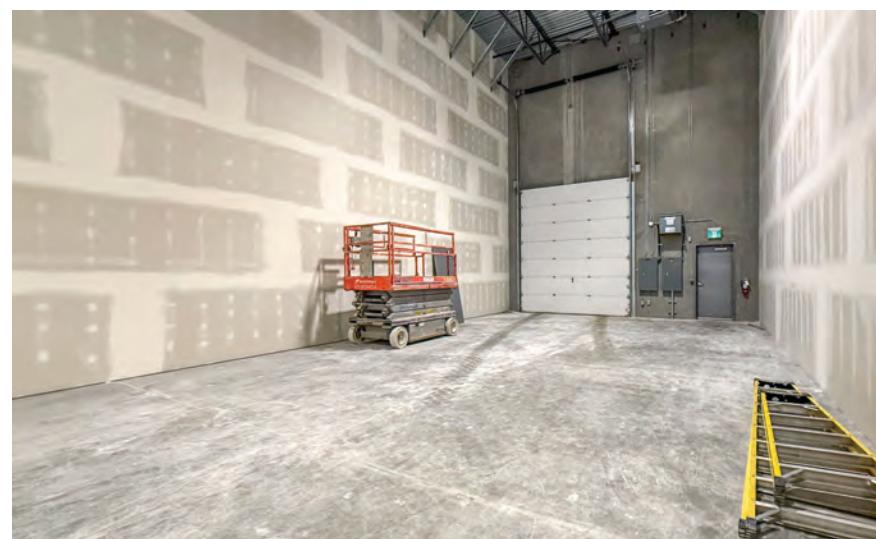
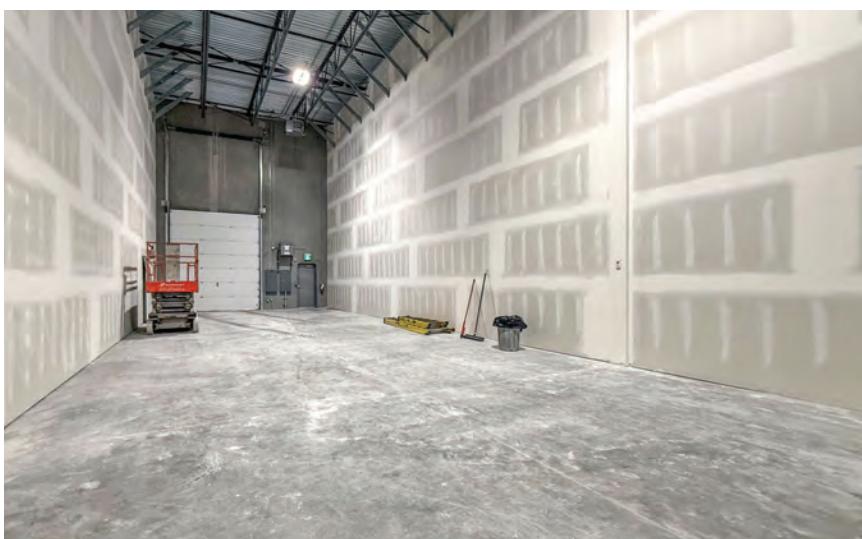
Unit 5 - Potential Main Floor Office Build-Out (Example Only)



SALT CENTRE

Building A - Interior Photos

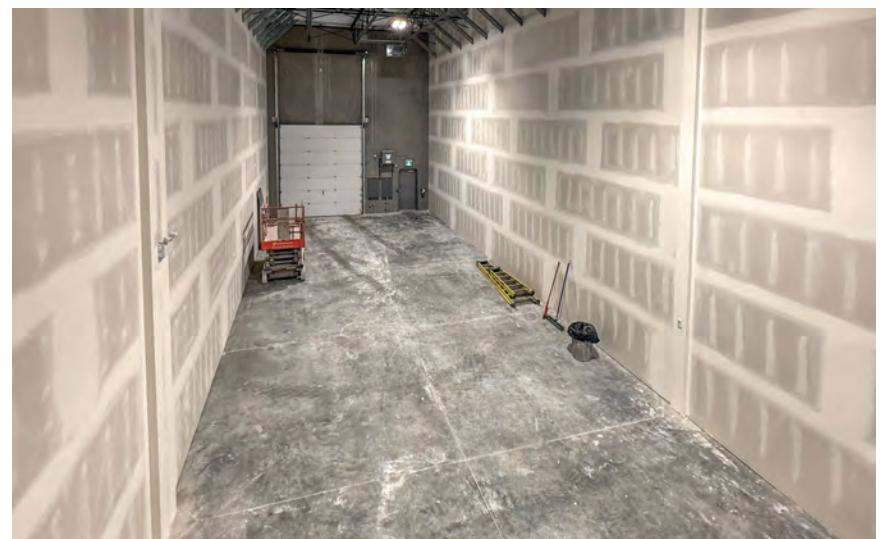
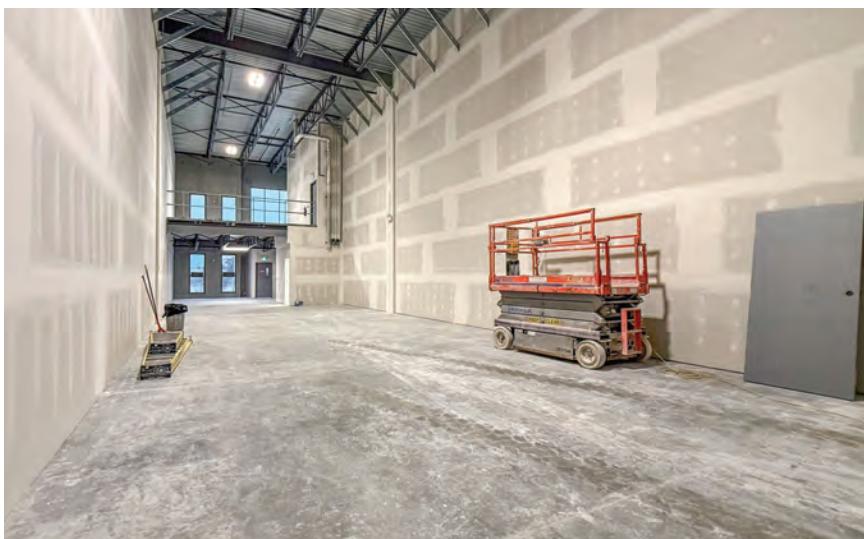
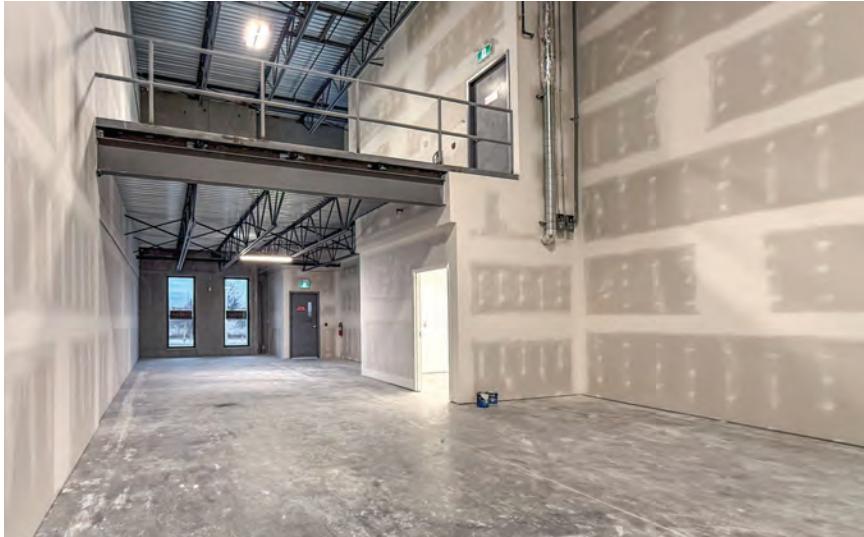
Unit 5 - Warehouse Space and Mezzanine Level



SALT CENTRE

Building A - Interior Photos

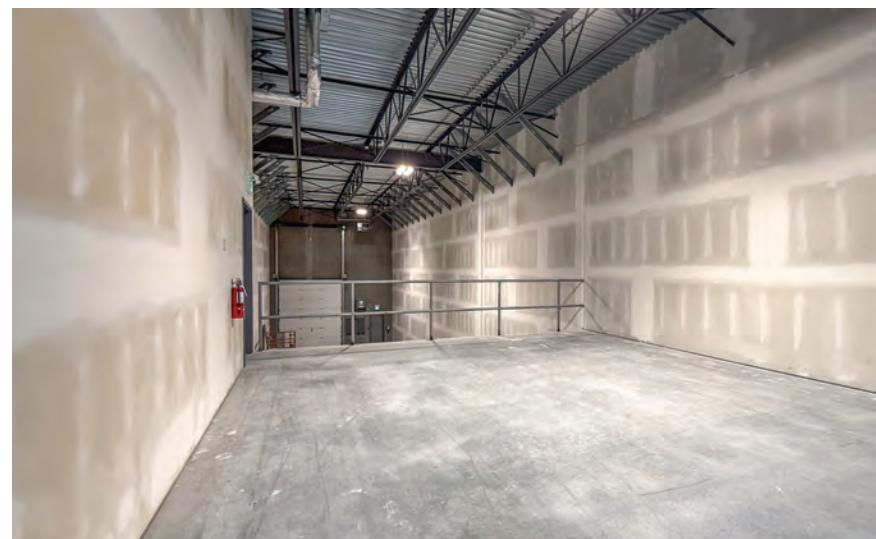
Unit 5 - Warehouse Space and Mezzanine Level



SALT CENTRE

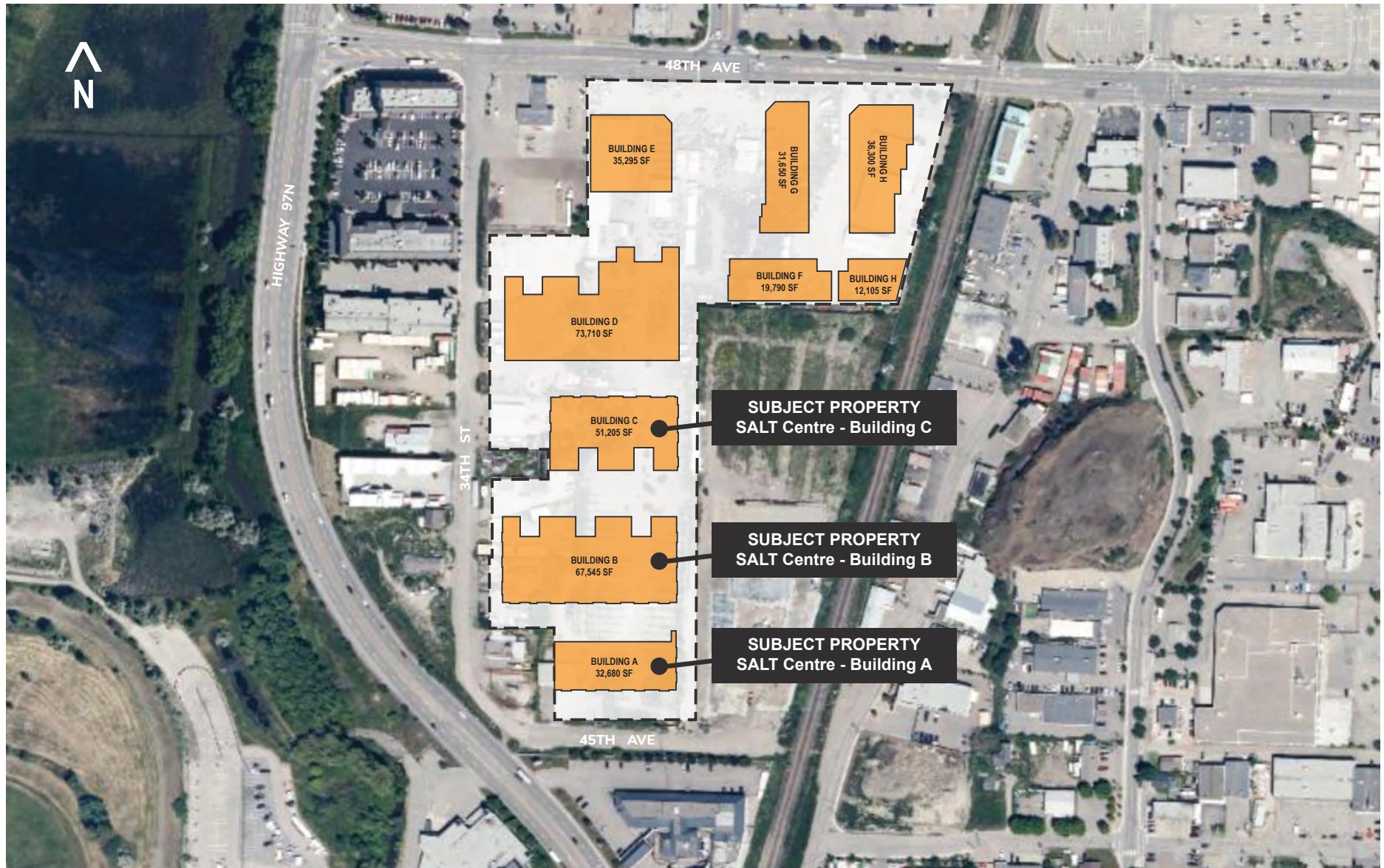
Building A - Interior Photos

Unit 5 - Warehouse Space and Mezzanine Level



SALT CENTRE

Overall Complex Plan



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.

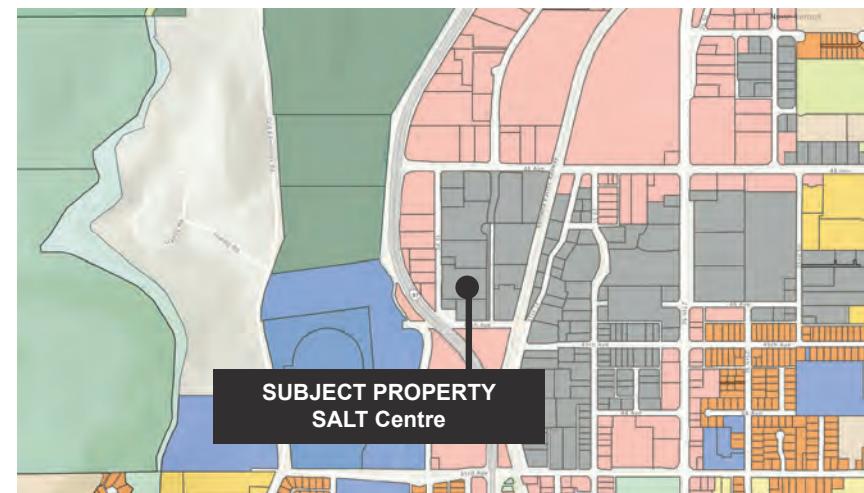
12.1.2 Permitted Uses

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
Housing		
Security or Operator Dwelling Unit		●
Commercial		
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	●	
Industrial		
Crematorium	●	
Drive-through Vehicle Services	●	
Indoor Self Storage	●	
Light Industrial	●	

Use	Principal	Accessory
<i>Industrial continued</i>		
Major Alcohol Production	●	
Shipping Container Storage	●	
<i>Community</i>		
Community Service	●	
Special Event		●
<i>Basic Services</i>		
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.

Current & Recent Industrial Developments

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



**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

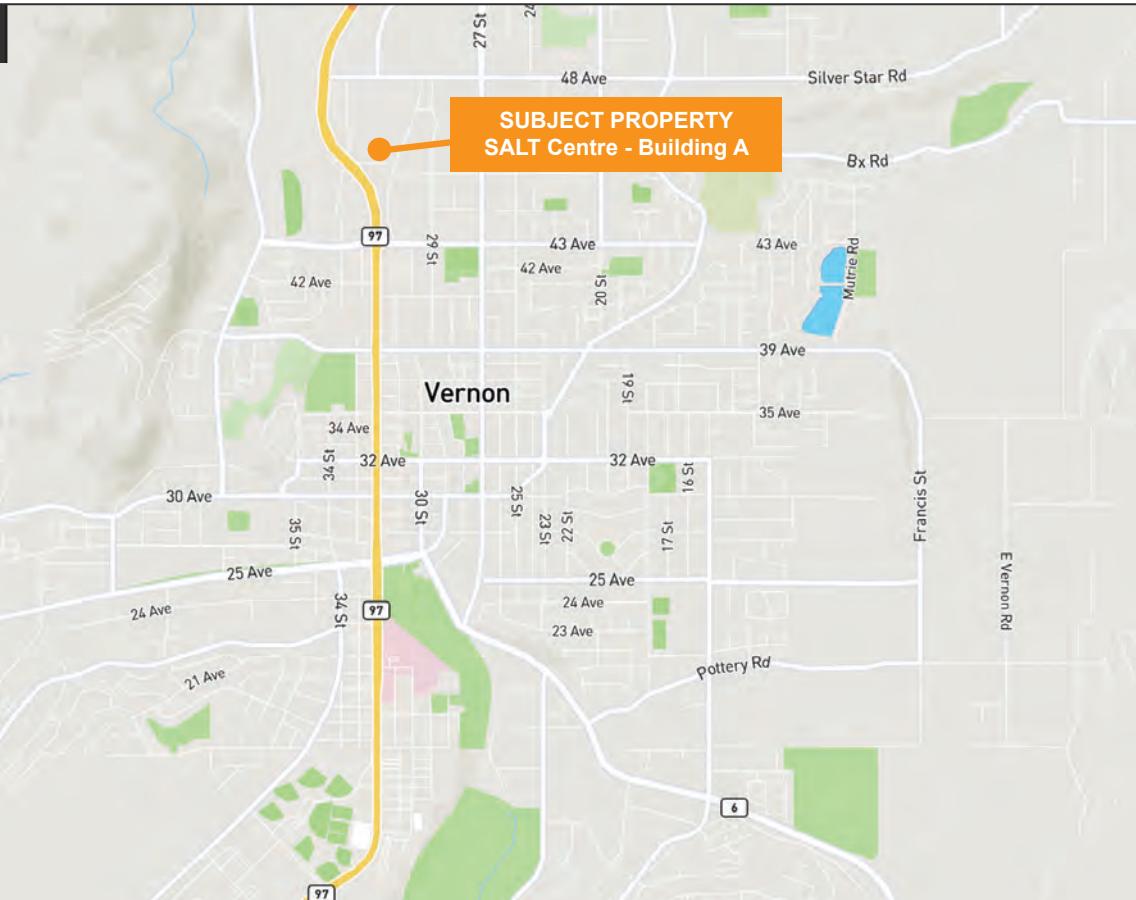


**82,472 SF Over Two Buildings
PORT KELLS CENTRE**
9347 & 9339 200A Street, Langley, BC

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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