



FOR LEASE

SALT Centre - Industrial Yard Space
3240 48th Avenue, Vernon, BC



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Property Details

Industrial Yard Space

CIVIC ADDRESS

3240 48th Avenue, Vernon, BC

LOCATION

Located mid-block on the south side of 48th Avenue between 34th Street and Anderson Way in the northern industrial area of Vernon, BC

AVAILABLE YARD SPACE

2.3 Acres (approximate)

ZONING

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

LEASE RATE

Total area is available as a gross lease of \$10,000 per month plus applicable taxes

LEASE TERM

Initial one-year term and potential for month-to-month thereafter

AVAILABILITY

September 1, 2026

SALT CENTRE

INDUSTRIAL YARD SPACE
3240 48th 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.

Available Industrial Yard Space

Outstanding opportunity to lease hard to find industrial yard space in the Northern Vernon Industrial Area. The space is rectangular in shape and totals approximately 2.3 acres. It features about 235 FT of frontage along 48th Avenue, providing great exposure to passing traffic, and has a depth of roughly 425 FT. The yard space is relatively flat in nature allowing for extensive use of the property.

The property currently contains several older buildings on site which may provide useful storage or operational flexibility for a yard-focused tenant. The buildings are included in the gross lease of the property. At this time, the landlord does not warrant or guarantee the condition of these buildings.

The property has great exposure to 48th Avenue and abuts the future extension to Anderson Way. Its location is only a little over a block away from Highway 97 N, the main north-south arterial transportation route through the Okanagan.

The property is available September 1st, with a preferred initial one-year term and potential for month-to-month after that. There is also potential for smaller tenancy options to be available for qualified tenants, contact the listing brokers for more information.

Your Business. Your Space.

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



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Neighbourhood Location



Yard space plan provided by Wesmont Group, is approximate and is subject to change

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Aerial Images of Property



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Available Yard Space



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Included Buildings



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Included Building Interiors



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Surrounding Neighbourhood



