



FOR LEASE

SALT Centre - Building B - Phase 2 & 3

4605 34th Street, Vernon, BC

LEASE RATES FROM \$15.50/SF PER ANNUM

ACT NOW - Final Stages of Construction - Available Upon Completion



LIMITED TIME BONUS

\$10/SF Tenant Improvement Allowance For Qualified Tenants

KRIS MCLAUGHLIN, CCIM

Personal Real Estate Corporation

REMAX Commercial REMAX Kelowna

kris@commercialbc.com

250.870.2165

NICK RENTON

William Wright Commercial

nick.renton@williamwright.ca

778.584.5308

SHELBY KOSTYSHEN

William Wright Commercial

shelby.kostyshen@williamwright.ca

250.808.1442

Property Details

Building B - Phase 2 & 3

LOT SIZE

2.55 acres

BUILDING SIZE

67,625 sf

NUMBER OF UNITS

18

ZONING

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

LOADING

Units 5 to 12 include one grade-level loading bay with a 10' x 12' overhead door. Units 13 to 16 include one dock-level loading bay with a 8' x 10' overhead door and one grade-level loading bay with a 12' x 14' overhead door

CONSTRUCTION

Insulated pre-cast concrete panels

CEILING HEIGHT

26' clear in warehouse

SPRINKLER SYSTEM

ESFR fire protection system

ELECTRICAL SERVICE PER UNIT

400 amp, 347/600 volt, 3 phase
208 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

Lease rates starting at \$15.50/SF

CONSTRUCTION TO BEGIN

Construction is underway

POSSESSION

Available upon completion

SALT CENTRE

BUILDING B - PHASE 2 & 3
4605 34th Street, 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 B: The Future of Versatile Industrial Space

Building B at SALT Centre features 18 light industrial units totaling 67,625 square feet on a 2.55-acre parcel. Designed with flexibility in mind, it offers ideal spaces for warehousing, light manufacturing, distribution, and office needs.

Limited Time Bonus

For a limited time, receive a \$10/SF Tenant Improvement Allowance for qualified tenants.

Phase 2 Opportunities - Ranging From 1,646 SF to 21,634 SF

- **Unit 5:** 1,646 SF
- **Unit 6:** 1,649 SF
- **Unit 7:** 1,649 SF
- **Unit 8:** 1,654 SF
- **Unit 15:** 5,649 SF + 1,715 SF Mezzanine
- **Unit 16:** 5,957 SF + 1,715 SF Mezzanine
- Potential to combine units for a larger, contiguous floor plan

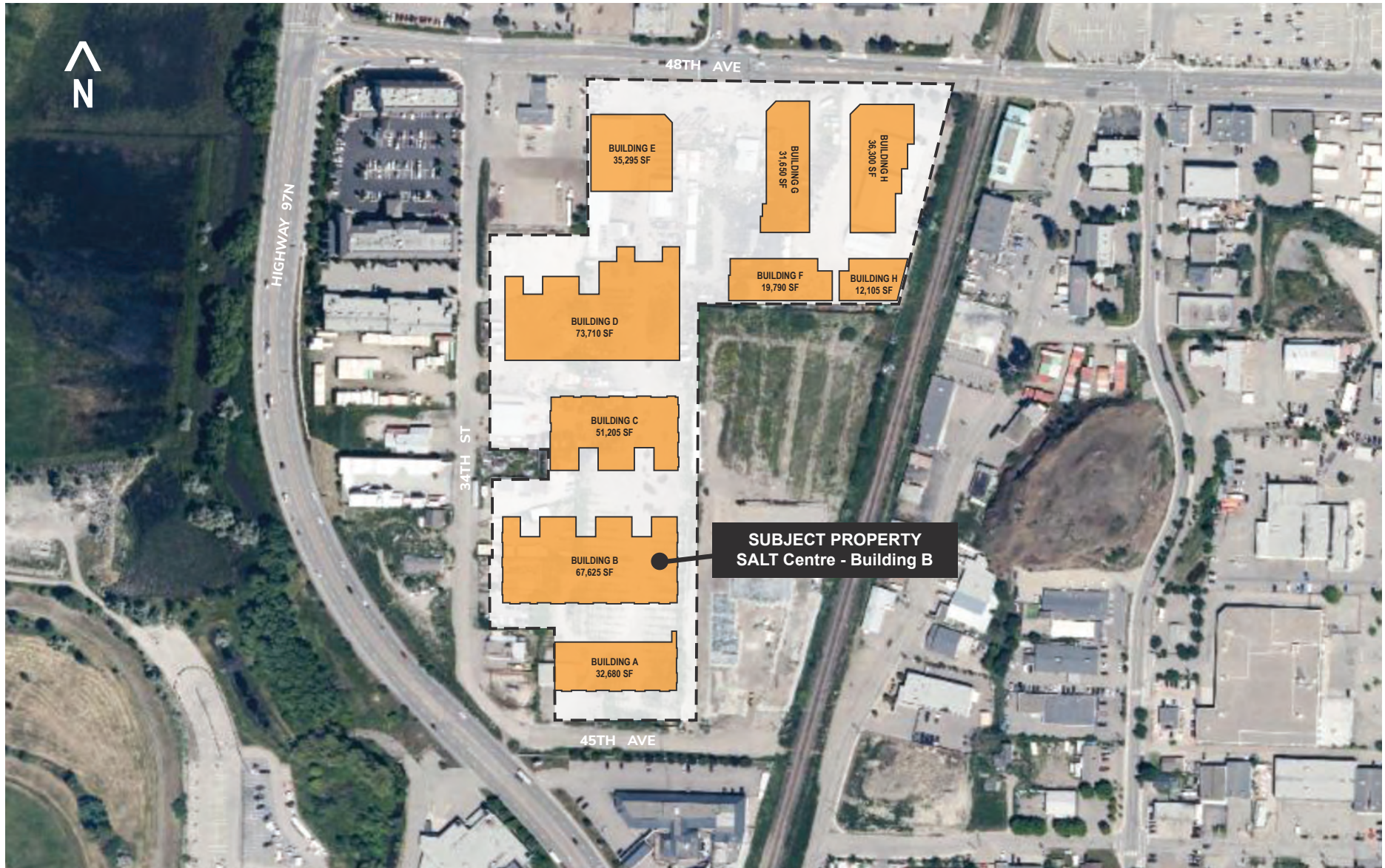
Phase 3 Opportunities - Ranging From 1,644 SF to 22,221 SF

- **Unit 9:** 1,644 SF
- **Unit 10:** 1,649 SF
- **Unit 11:** 1,649 SF
- **Unit 12:** 1,978 SF
- **Unit 13:** 5,651 SF* + 1,990 SF Mezzanine (*office to be built out)
- **Unit 14:** 5,945 SF + 1,715 SF Mezzanine
- Potential to combine units for a larger, contiguous floor plan

Your Business. Your Space.

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

SALT CENTRE Complex Plan



Complex plan provided by Wesmont Group and is subject to change

SALT CENTRE

Building B - Phase 2 & 3 - Flexible Industrial Space

SALT Centre - Providing Flexible Industrial Space

The latest available units in SALT Centre - Building B - Phase 2 & 3 provide local businesses with the potential to combine warehouse, office and in some cases retail functions into a single unit.

SALT Centre provides flexible industrial space featuring:

- Multi-Functional Design Capabilities
- Up To 26' Clear Ceilings
- Both Grade & Dock-Level Options
- Potential For Customizable Layouts
- Combine Units For Larger Contiguous Floor Plans
- Lease Rates Starting at \$15.50/SF
- Note: Unit 13 will have a fully built-out, main floor office space

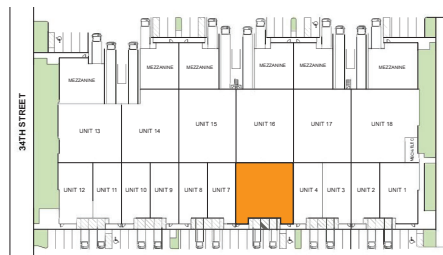
Flexibility in unit configuration will help benefit:

- E-commerce businesses needing storage and fulfillment space
- Contractors and remodelers requiring both office space and storage
- Start-ups seeking affordable workspace solutions
- Light manufacturers combining production and administrative functions
- Service businesses needing customer areas plus back-end operations

The flexible industrial space available in SALT Centre – Building B - Phase 2 & 3 will help to transform business operations for companies of all sizes.

Sample Available Industrial Units

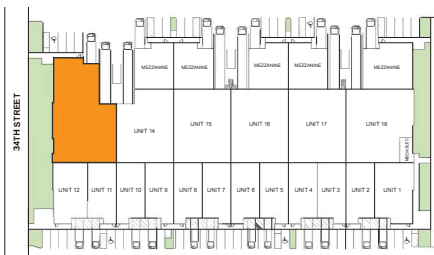
Units 5 & 6



3,295 SF

2x Grade-Level Bays
\$18.00/SF + NNN & Taxes

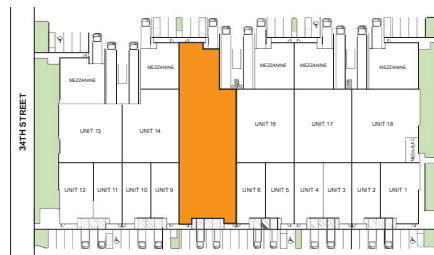
Unit 13



7,641 SF

1x Grade-Level Bay
1x Dock-Level Bay
1,990 SF Mezzanine Level
Main Floor Office (835 SF)
\$18.00/SF + NNN & Taxes

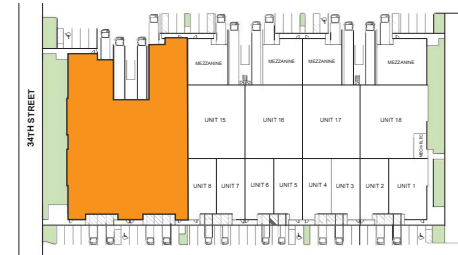
Units 7, 8 & 15



10,667 SF

3x Grade-Level Bays
1x Dock-Level Bay
1,715 SF Mezzanine Level
\$15.50/SF + NNN & Taxes

Units 9 - 14

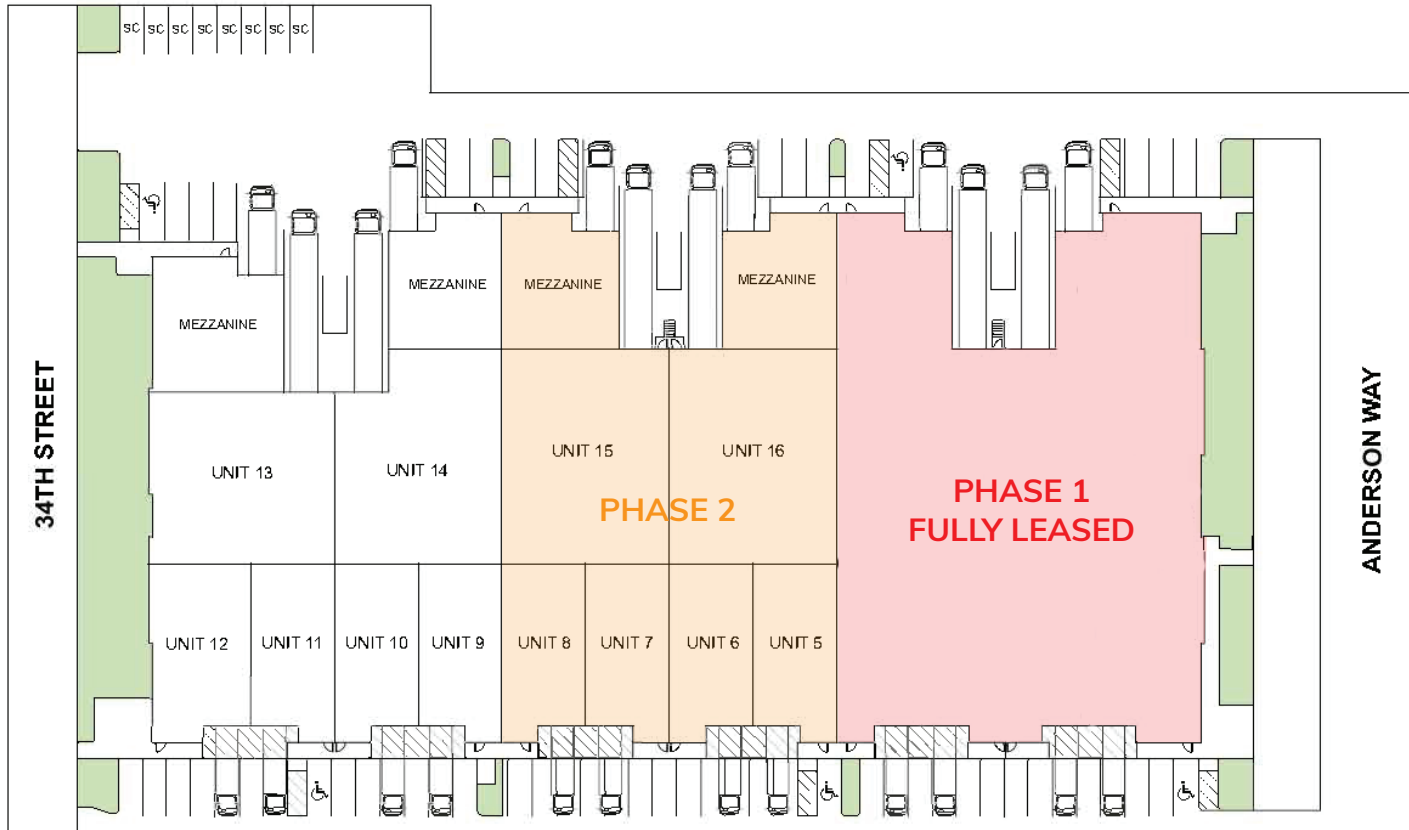


22,221 SF

6x Grade-Level Bays
2x Dock-Level Bays
3,705 SF Mezzanine Level
Main Floor Office (835 SF)
\$15.50/SF + NNN & Taxes

SALT CENTRE

Building B - Phase 2 - Site Plan

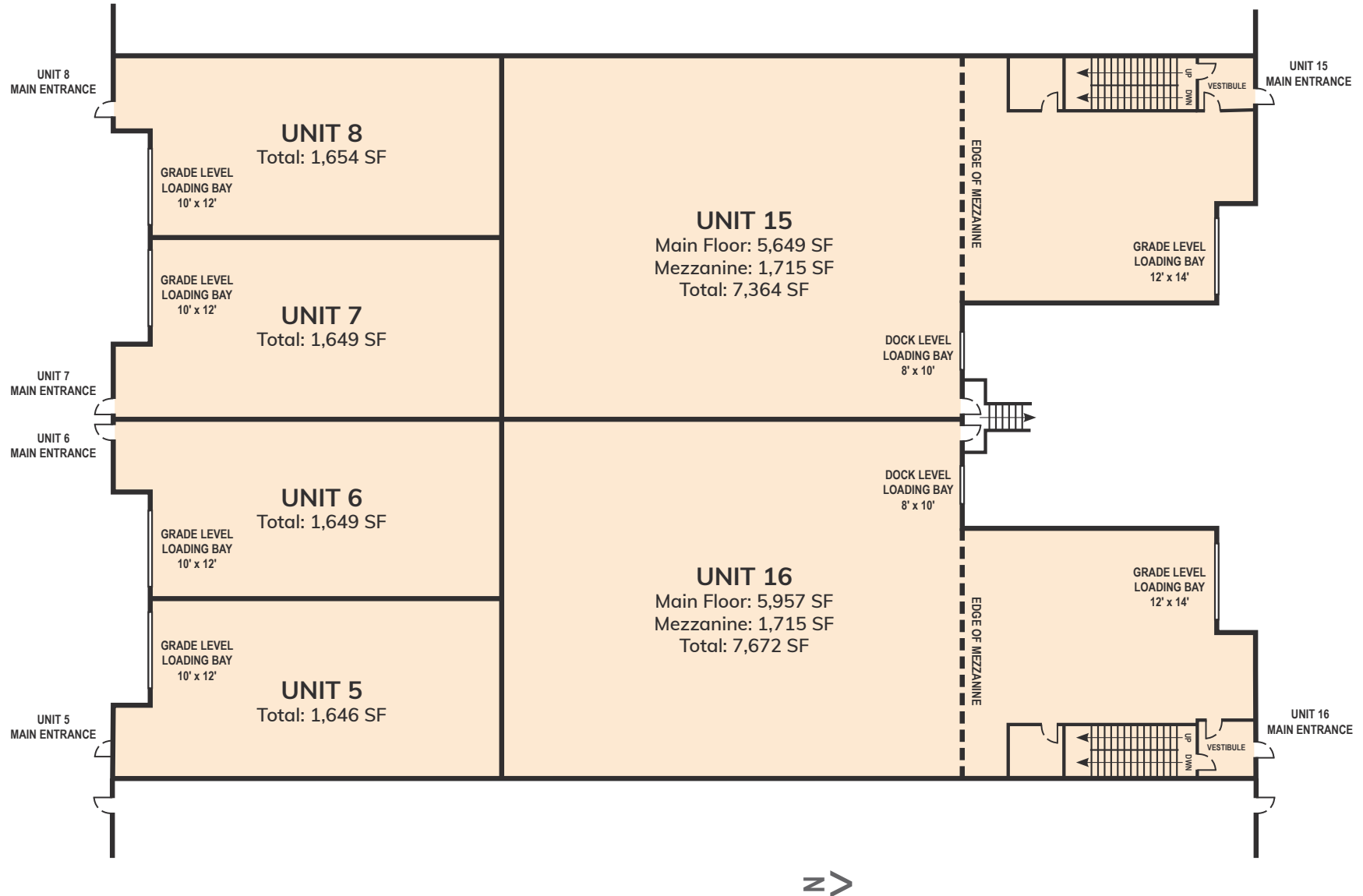


Availability	Unit	Main Floor (sf)	Mezzanine (sf)	Total (sf)
Available	5	1,646	--	1,646
Available	6	1,649	--	1,649
Available	7	1,649	--	1,649
Available	8	1,654	--	1,654
Available	15	5,649	1,715	7,364
Available	16	5,957	1,715	7,672

Note: There is potential to combine units for larger, contiguous floor plans up to 43,855 SF

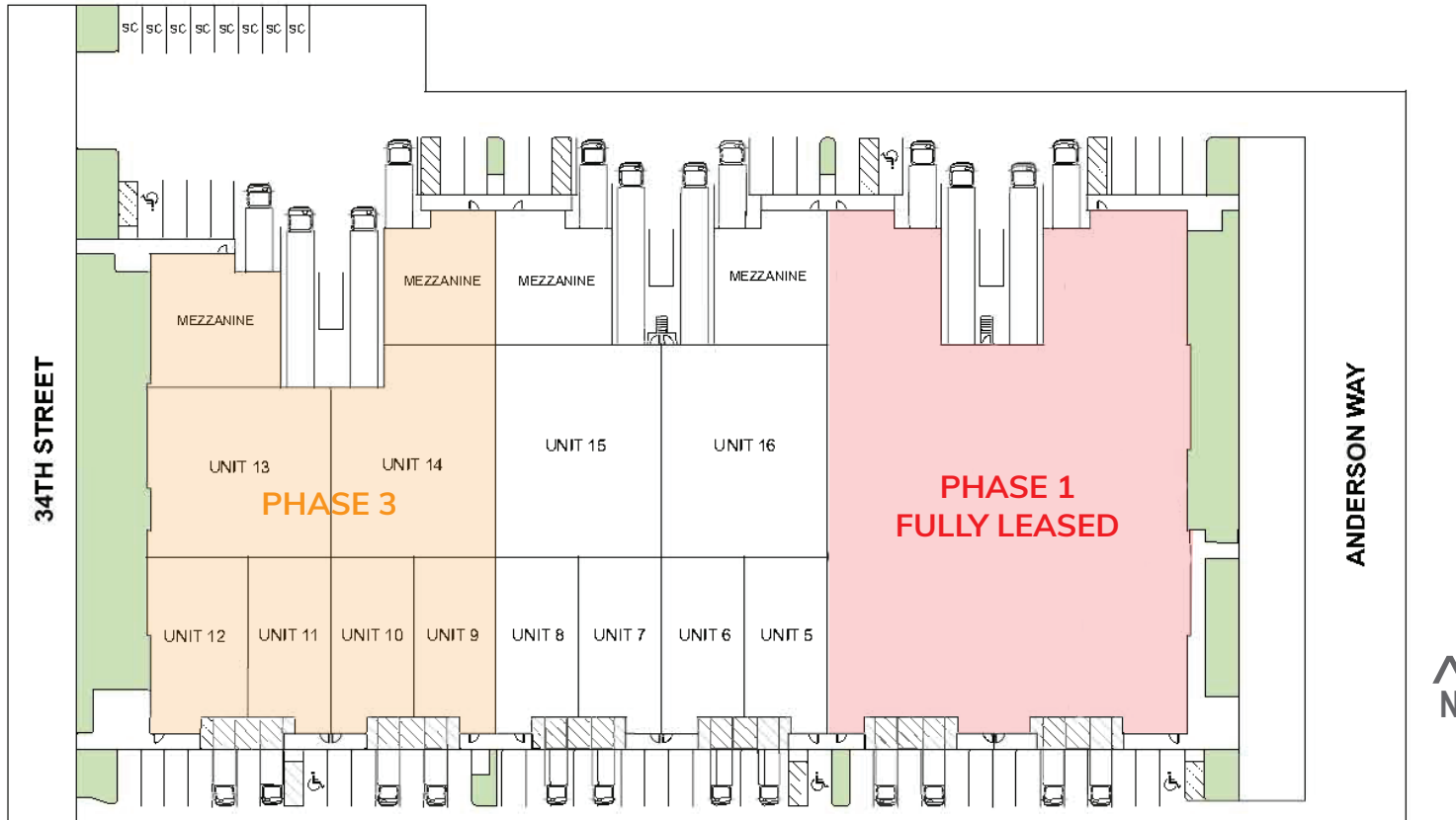
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Phase 2 - Floor Plan



SALT CENTRE

Building B - Phase 3 - Site Plan

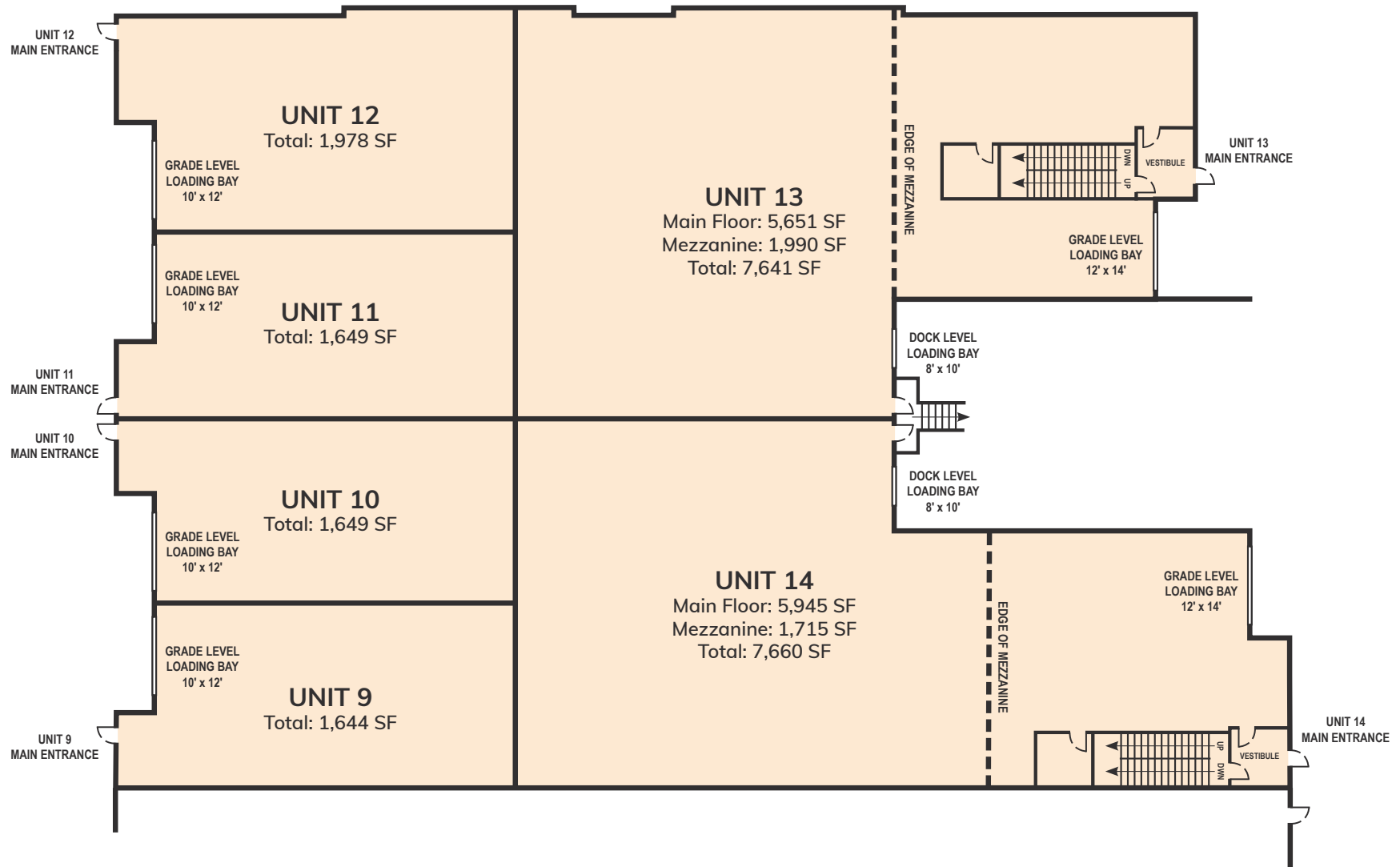


Availability	Unit	Main Floor (sf)	Mezzanine (sf)	Total (sf)
Available	9	1,644	--	1,644
Available	10	1,649	--	1,649
Available	11	1,649	--	1,649
Available	12	1,978	--	1,978
Available	13	5,651*	1,990	7,641
Available	14	5,945	1,715	7,660

Note*: Main floor office space in Unit 13 is to be built-out
 There is potential to combine units for larger, contiguous floor plans up to 43,855 SF

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Phase 3 - Floor Plan



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Building B - Small Unit - Dollhouse View

Small Unit - Sample Main Floor Build-Out

- Main Floor Total - 1,644 SF to 1,654 SF
- Potential Finished Office Space
- Separate Office
- Reception Area
- Open Work Area
- Staff Area with Kitchenette
- Washroom
- Warehouse Area - Shell State



SALT CENTRE

Building B - Large Unit - Dollhouse View

Large Unit - Sample Main Floor Build-Out

- Main Floor Total - 5,651 SF to 5,957 SF
- Potential Finished Office Space
- 2 Separate Office
- Reception Area
- Open Work Area
- Staff Area with Kitchenette
- Washroom
- Warehouse Area - Shell State



Dollhouse view was provided by Wesmont and is for presentation only. Subject to change, verify configuration and measurements if important

SALT CENTRE

Building B - Large Unit - Office Dollhouse View

Large Unit - Sample Office Build-Out

- Potential Main & Mezzanine Office Area
- Reception Area
- Offices & Boardroom
- Washrooms
- Open Work Area
- Staff Area with Kitchenette
- Storage
- Mezzanine Area - Provided in Shell State



Ground Floor



Mezzanine Level

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Building B - Phase 2 & 3 - Under Construction



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Building B - Phase 2 & 3 - Final Stages of Construction



SALT CENTRE

Building B - Phase 2 & 3 - Final Stages of Construction



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Building B - Phase 2 & 3 - Interior Under Construction



SALT CENTRE

Building B - Phase 2 & 3 - Interior Under Construction



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Building B - Aerial Images



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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.

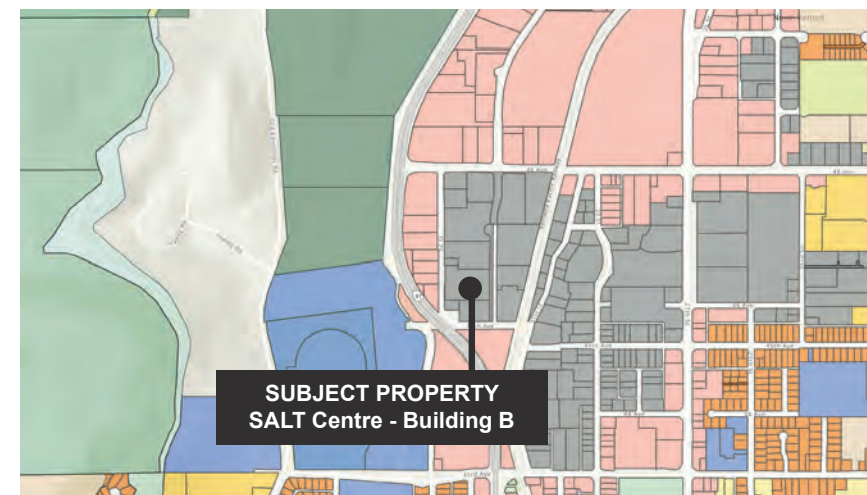
12.1.2 Permitted Uses

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
<i>Housing</i>		
Security or Operator Dwelling Unit		●
<i>Commercial</i>		
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	●	
<i>Industrial</i>		
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.

SALT CENTRE

Surrounding Neighbourhood



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

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

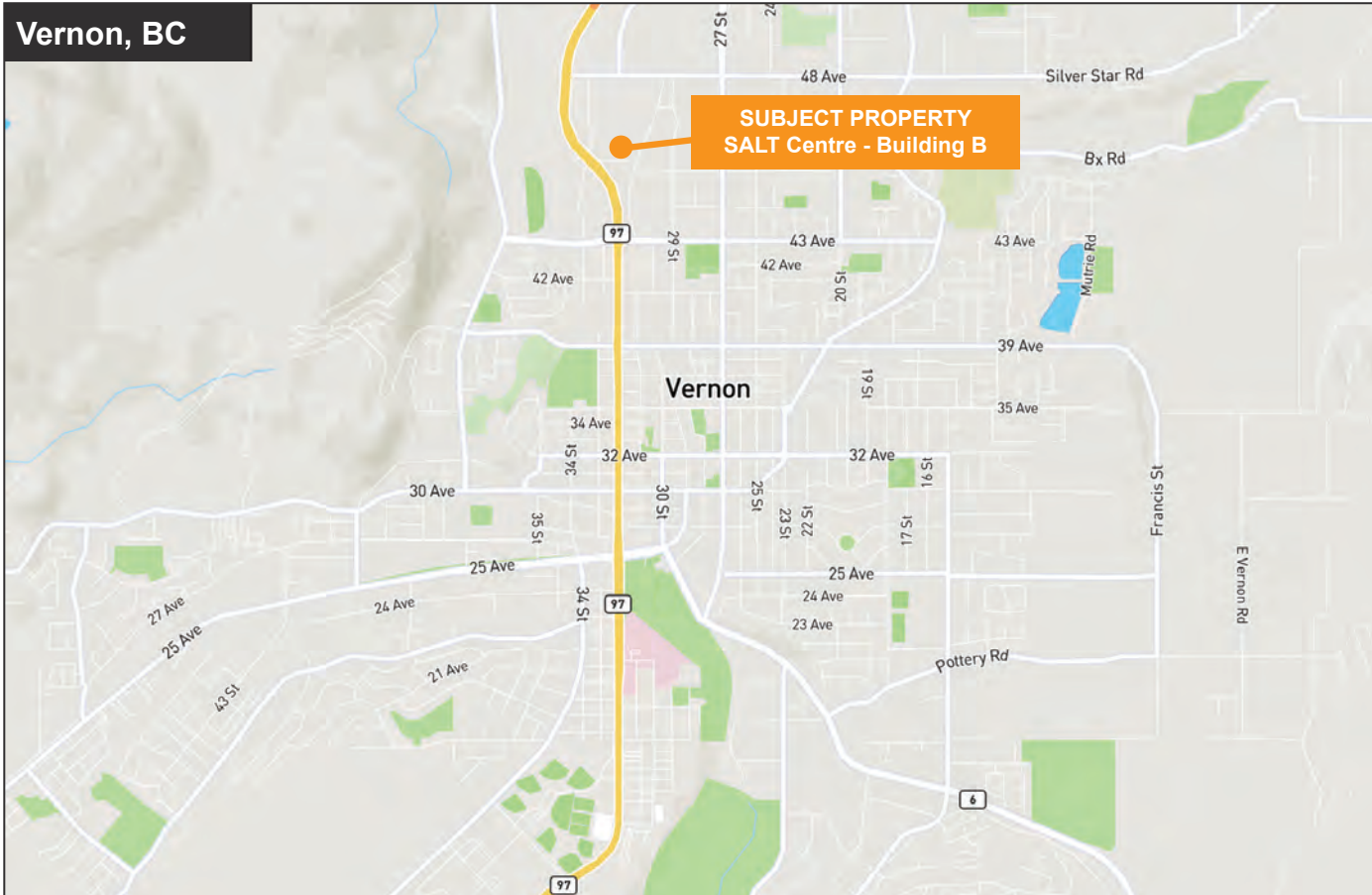


82,472 SF Over Two Buildings
PORT KELLS CENTRE
9347 & 9339 200A Street, Langley, BC

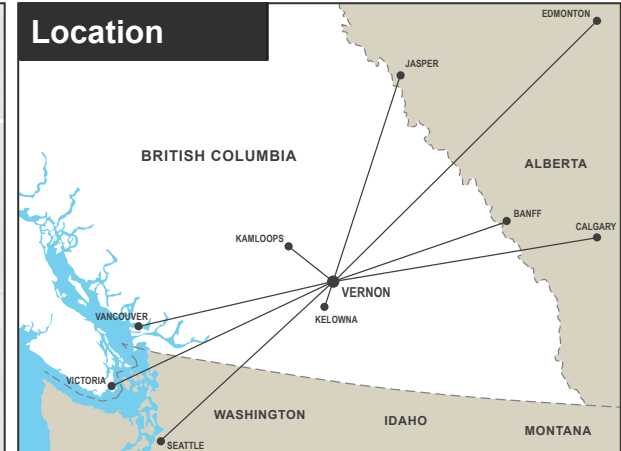
SALT CENTRE

Building B - 4605 34th Street, 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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