

# Now Leasing

SALT CENTRE - BUILDING A  
3201 45th Avenue, Vernon, BC



OCCUPANCY  
DECEMBER 2024

**STEVE LAURSEN**  
PERSONAL REAL ESTATE CORPORATION

**250.808.8101**  
[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA  
**COMMERCIAL**

  
**WESMONT**

# Property Details

## Building A

### LOT SIZE

1.13 acres

### ZONING

I-1 (Light Industrial) zoning permits a wide range of light industrial uses, including but not limited to storage, distribution, automotive, service and manufacturing.

### LOADING

One (1) grade-level loading door per unit

### PARKING

41 stalls total / 4 stalls 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

125 amp, 120/208 volt

### WAREHOUSE HEATING

Gas-fired unit heaters

### LIGHTING

LED light fixtures throughout

### BATHROOM

One (1) fully finished accessible washroom per unit

### WAREHOUSE FLOOR LOAD CAPACITY

500 lbs psf

### MEZZANINE FLOOR LOAD CAPACITY

100 lbs psf

### PRICING

Base rent starting at \$15

### AVAILABILITY

December 2024



# SALT CENTRE

3201 45th Avenue  
Vernon, BC

Introducing Salt Centre, Vernon's premier industrial complex, developed and built by Wesmont. Conveniently located near Highway 97, this project spans nine buildings, covering a total of 350,000 square feet in Vernon's booming industrial district. Building A at Salt Centre offers 32,680 square feet of light industrial space on a 1.13-acre parcel. As part of a brand-new, master-planned development, this professionally designed building features outstanding amenities.

Floorplans range from 3,091 to 3,297 square feet, providing flexibility for businesses needing adaptable spaces for warehousing, manufacturing, or distribution operations. Each unit includes small-bay, rear-grade loading for easy access, and there's an option to combine units to create larger, contiguous spaces to support growing business needs.



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## Office & Showroom Space

Unit 6 includes fully built-out office space, featuring a kitchenette and a fully accessible washroom.

Additional office or showroom space can be custom-built to your specifications in collaboration with Wesmont Group.



Upper Floor - Mezzanine



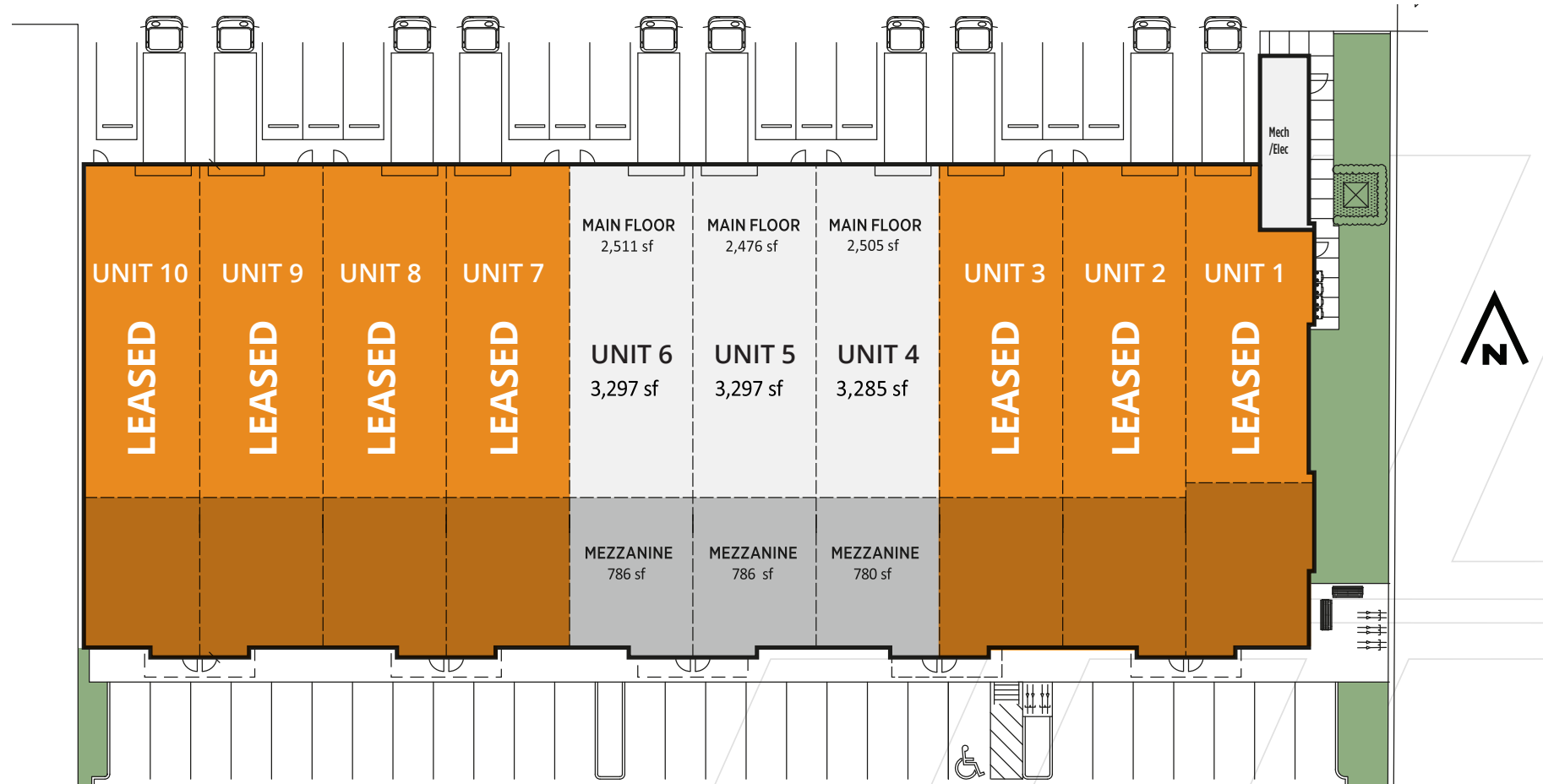
Ground Floor - Office & Warehouse

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## Site Plan



## Availability

| Availability | Unit | Ground Floor (sf) | Mezzanine (sf) | Total (sf) | Base Rent (psf) | Operating Costs (psf)     |
|--------------|------|-------------------|----------------|------------|-----------------|---------------------------|
| Available    | 4    | 2,505             | 780            | 3,285      | \$15            |                           |
| Available    | 5    | 2,511             | 786            | 3,297      | \$15            |                           |
| Available    | 6    | 2,511             | 786            | 3,297      | \$17            | Includes completed office |

## Location

Building A at Salt Centre is located at the corner of 45th Avenue and Anderson Way, just east of Highway 97 in the heart of Vernon's bustling commercial hub. This premium, amenity-rich location offers convenient access to transit and is walking distance to several restaurants, retailers and services.

## Unparalleled connectivity

Located in the center of the Okanagan region, Salt Centre offers unparalleled connectivity throughout South-Central BC and the Interior. Future occupiers will benefit from easy access to major transportation routes, including Highway 97, which provides direct access to both Kamloops and Kelowna.

The nearby highway network facilitates the seamless movement of goods and services, ensuring efficient supply chain management and distribution. Whether you're serving local customers or reaching out to broader markets, this central location is the gateway to success.

## Amenities

### RESTAURANTS

1. Cactus Club Cafe
2. Starbucks
3. Match Eatery & Public House
4. WINGS Vernon
5. Browns Socialhouse

### ACCOMMODATION & ENTERTAINMENT

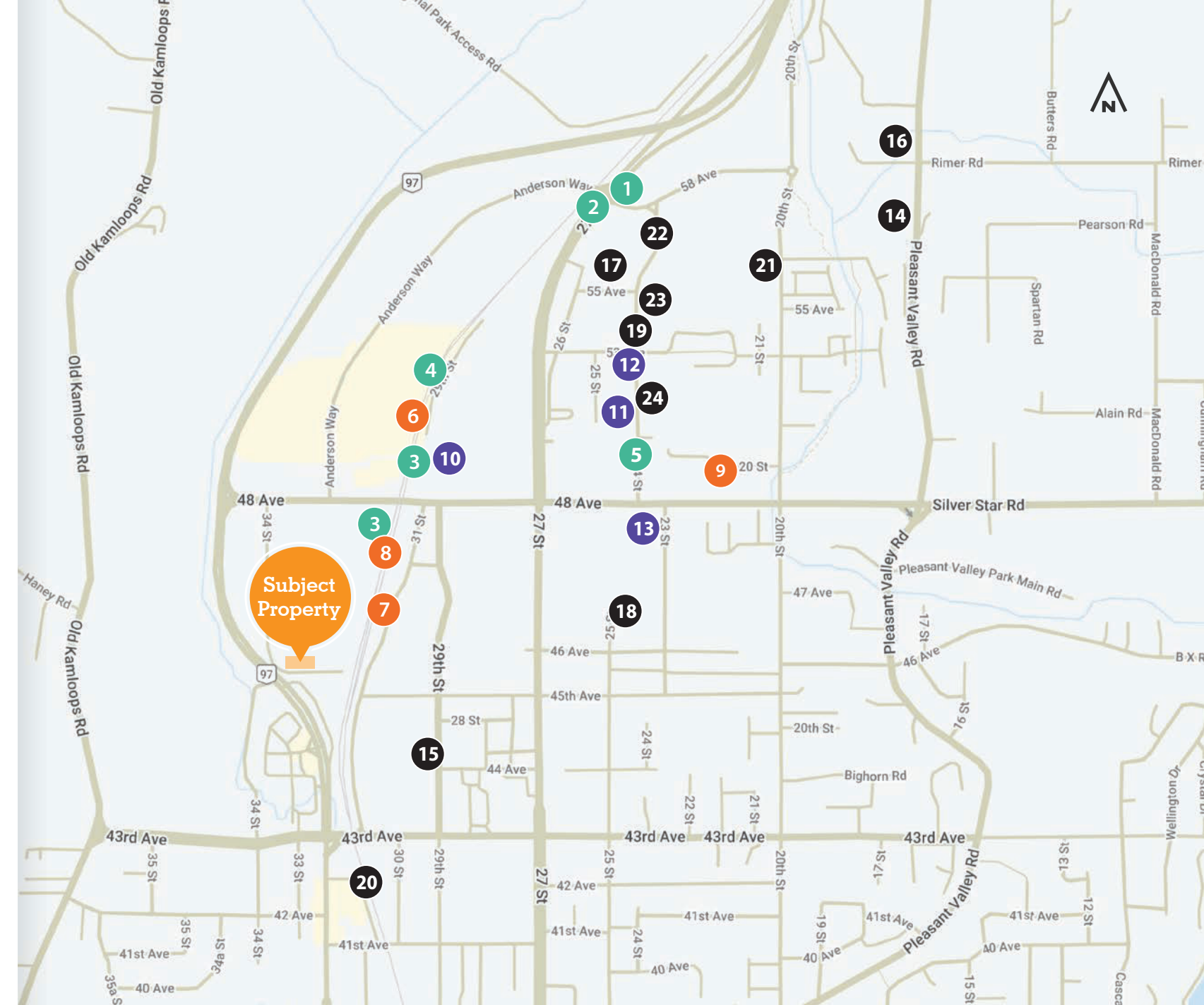
6. Lake City Casino
7. Holiday Inn Express
8. Best Western Pacific Inn
9. Riviera Plaza & Conference Centre

### FINANCIAL

10. TD Canada Trust
11. RBC Royal Bank
12. CIBC
13. Scotiabank

### SHOPPING

14. Walmart Supercentre
15. Safeway
16. Rona
17. Home Depot
18. Vernon Automall
19. Canadian Tire
20. Kal Tire Place
21. Best Buy
22. The Brick
23. Sport Chek
24. Village Green Shopping Centre



\*These images are conceptual renderings and are proposed for illustrative purposes only; subject to change without notice

*Creating real estate opportunities so that businesses, communities, and families can flourish.*

## 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)

## Recent industrial developments



64,572 sf over two buildings  
**Wesmont Yale Centre**

44431 Yale Road, Chilliwack, 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

For more information contact:

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Subject Property



**Drive times**

|                               |         |
|-------------------------------|---------|
| Downtown Vernon               | 5 mins  |
| Kelowna International Airport | 30 mins |
| Downtown Kelowna              | 45 mins |
| West Kelowna                  | 50 mins |
| Kamloops                      | 50 mins |
| Lower Mainland                | 4 hours |
| Calgary                       | 6 hours |