WESMONT

FOR LEASE

Industrial Building with 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

ZONING

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

LEASE RATE

Building & yard space are available at a net rate of $1.50/SF plus NNN of .38/SF (estimated for 2026 - NNN includes property taxes & 5% management fee) & applicable taxes

LEASE TERM

Initially up to a three-year term and potential for month-to-month thereafter

AVAILABILITY

Now Available

SALT CENTRE

INDUSTRIAL BUILDING & 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 an industrial building with yard space on a fully secured and fenced site. The property is rectangular in shape and totals approximately 60,000 SF. It features about 235 FT of frontage along 48th Avenue, providing great exposure to passing traffic, and has a depth of roughly 265 FT. The yard space is relatively flat in nature allowing for extensive use of the property.

The property contains an industrial building which may provide useful storage or operational flexibility for a yard-focused tenant. At this time, the landlord does not warrant or guarantee the condition of any building or structures. The landlord has added a fence to the rear of the property to fully secure the yard space.

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 now available, initially up to a three-year term and potential for month-to-month after that. .

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
Site Map



SALT CENTRE
Aerial Images of Property









SALT CENTRE
Aerial Images of Property









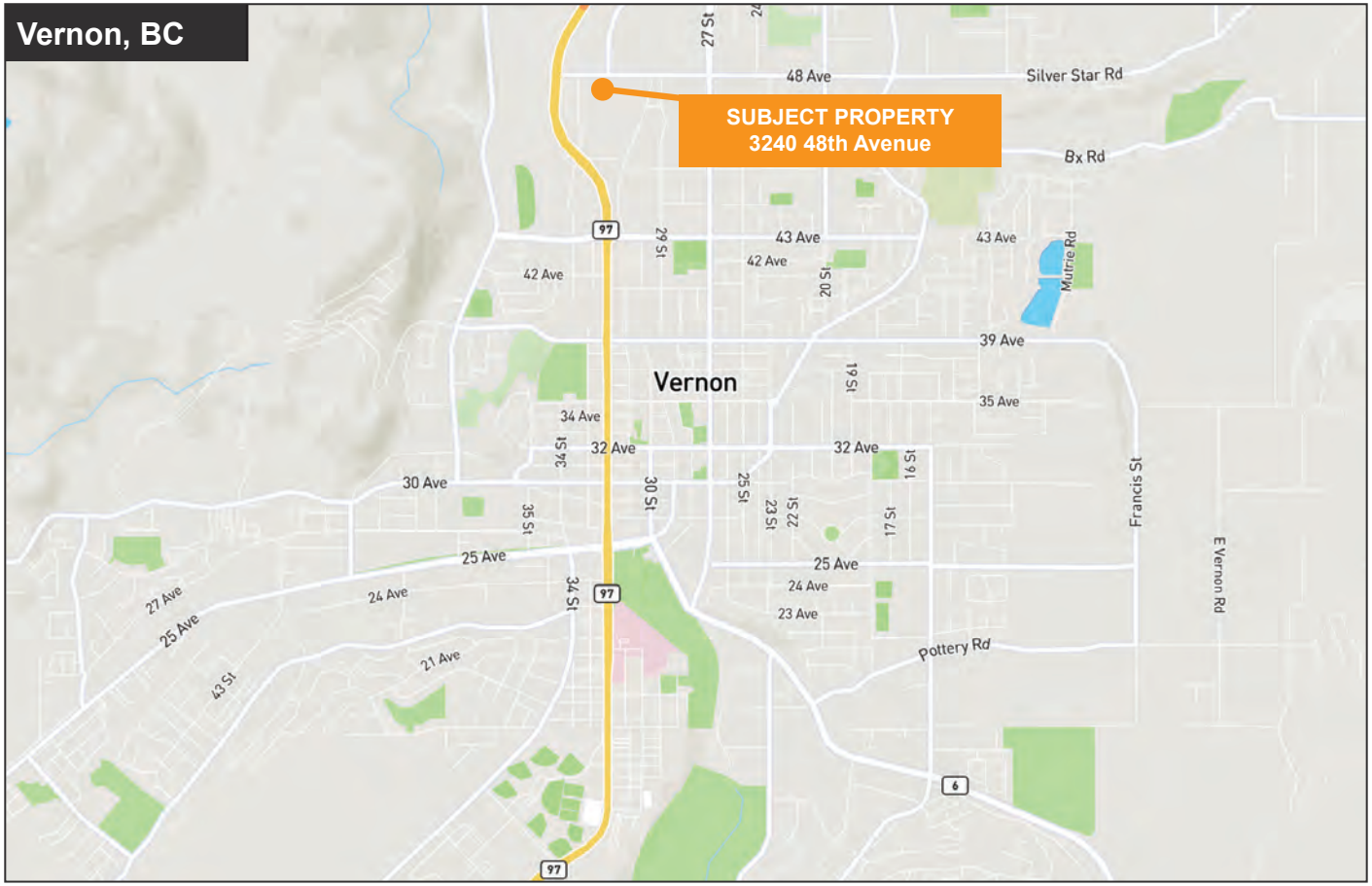
SALT CENTRE
Surrounding Neighbourhood



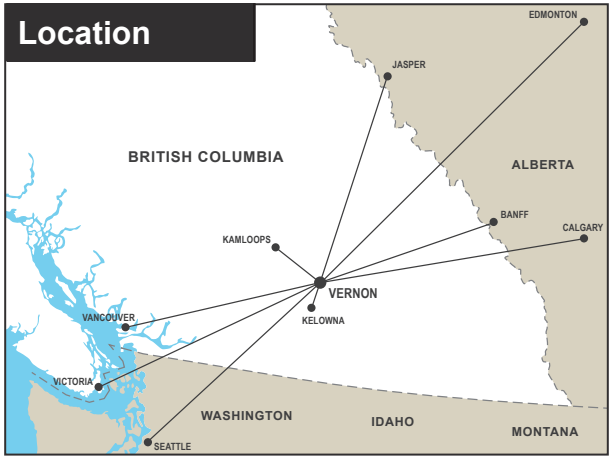
SALT CENTRE

Industrial Yard Space - 3240 48th Ave, 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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