



**WESMONT**

**FOR LEASE**

**SALT Centre - Building B**

4605 34th Street, Vernon, BC



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# Property Details

## Building B

### LOT SIZE

2.55 acres

### BUILDING SIZE

68,235 sf

### NUMBER OF UNITS

6

### ZONING

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

### LOADING

Each unit includes 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

### PARKING

Unit 1: 11 dedicated parking stalls  
Unit 2: 9 dedicated parking stalls

### 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

### WASHROOM

One fully finished accessible washroom per unit

### WAREHOUSE FLOOR LOAD CAPACITY

500 lbs psf

### MEZZANINE FLOOR LOAD CAPACITY

100 lbs psf

### LEASE RATE

Unit 1: Base Rent starts at \$17.50/sf  
Unit 2: Base Rent starts at \$15.50/sf

### CONSTRUCTION TO BEGIN

Early 2025

### AVAILABILITY

Q4 2025 (estimated)

# SALT CENTRE

**BUILDING B**  
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 six light industrial units totaling 68,235 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.

### Phase 1 Opportunities

- **Unit 1:** 13,737 SF (11,577 SF ground floor + 2,160 SF mezzanine)
- **Unit 2:** 10,928 SF (9,238 SF ground floor + 1,690 SF mezzanine)
- **Combine Units 1 & 2:** 24,665 SF for a larger, contiguous floor plan

### Each Unit Features:

- **Flexible Loading:** Dock-level and grade-level loading bays with roll-up overhead doors
- **Warehouse Specs:** 26' clear ceiling heights, gas-fired heaters, LED lighting, and a 500 lbs psf load capacity

### Now Preleasing

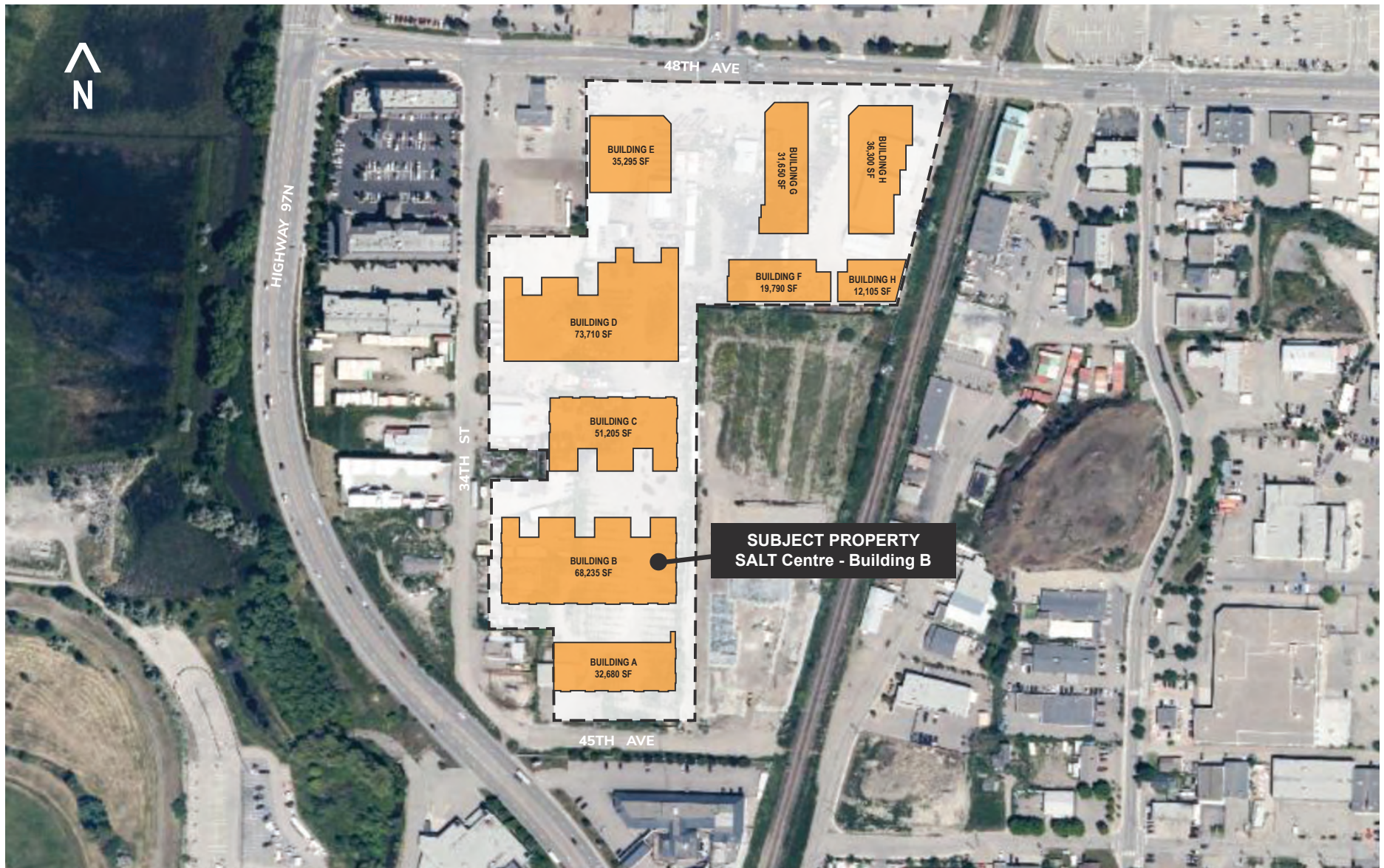
Building B – Phase 1 is scheduled for completion in Q4 2025, with preleasing opportunities available now.

### Your Business. Your Space.

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



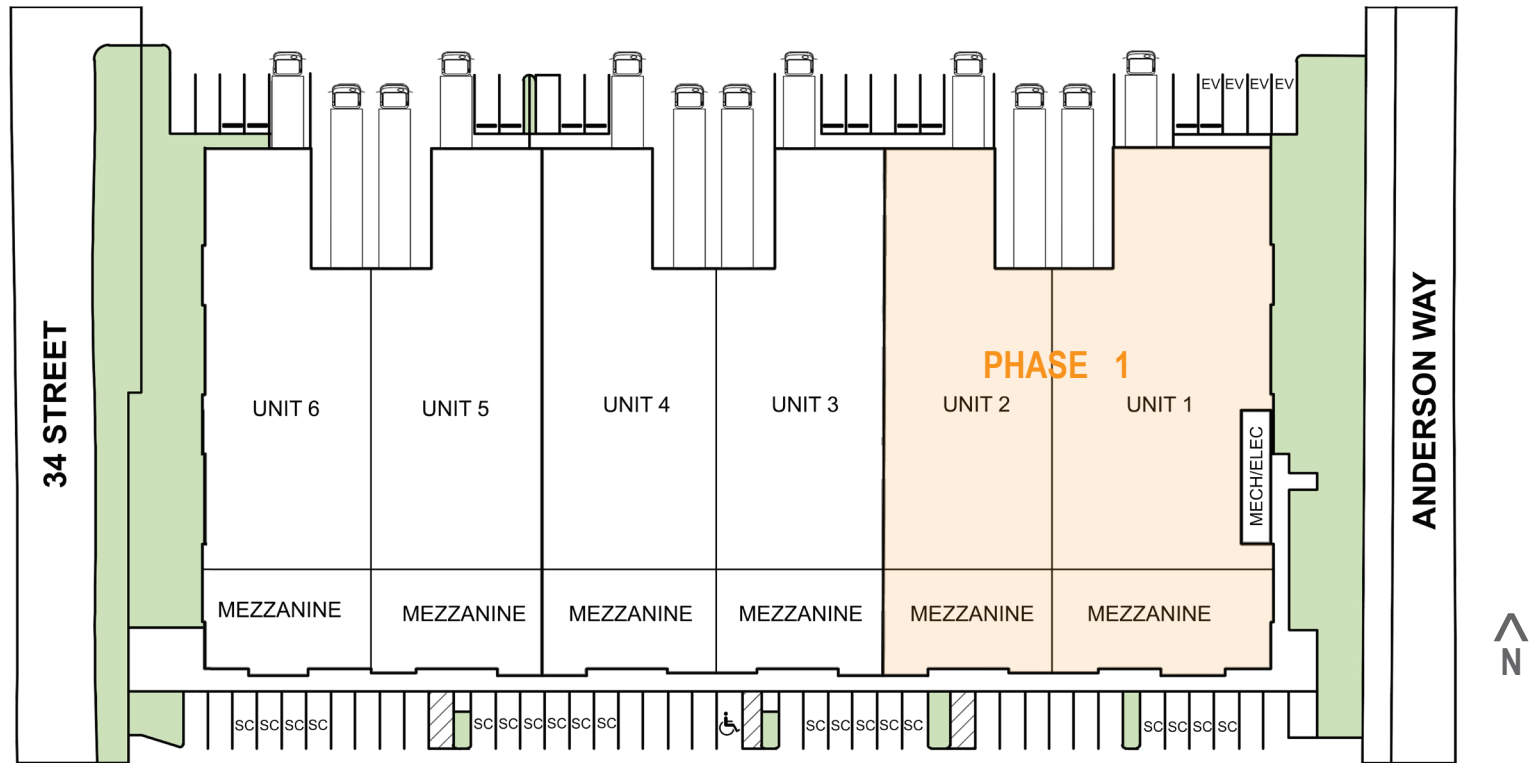
# SALT CENTRE Complex Plan



Complex plan provided by Wesmont Group and is subject to change

# SALT CENTRE

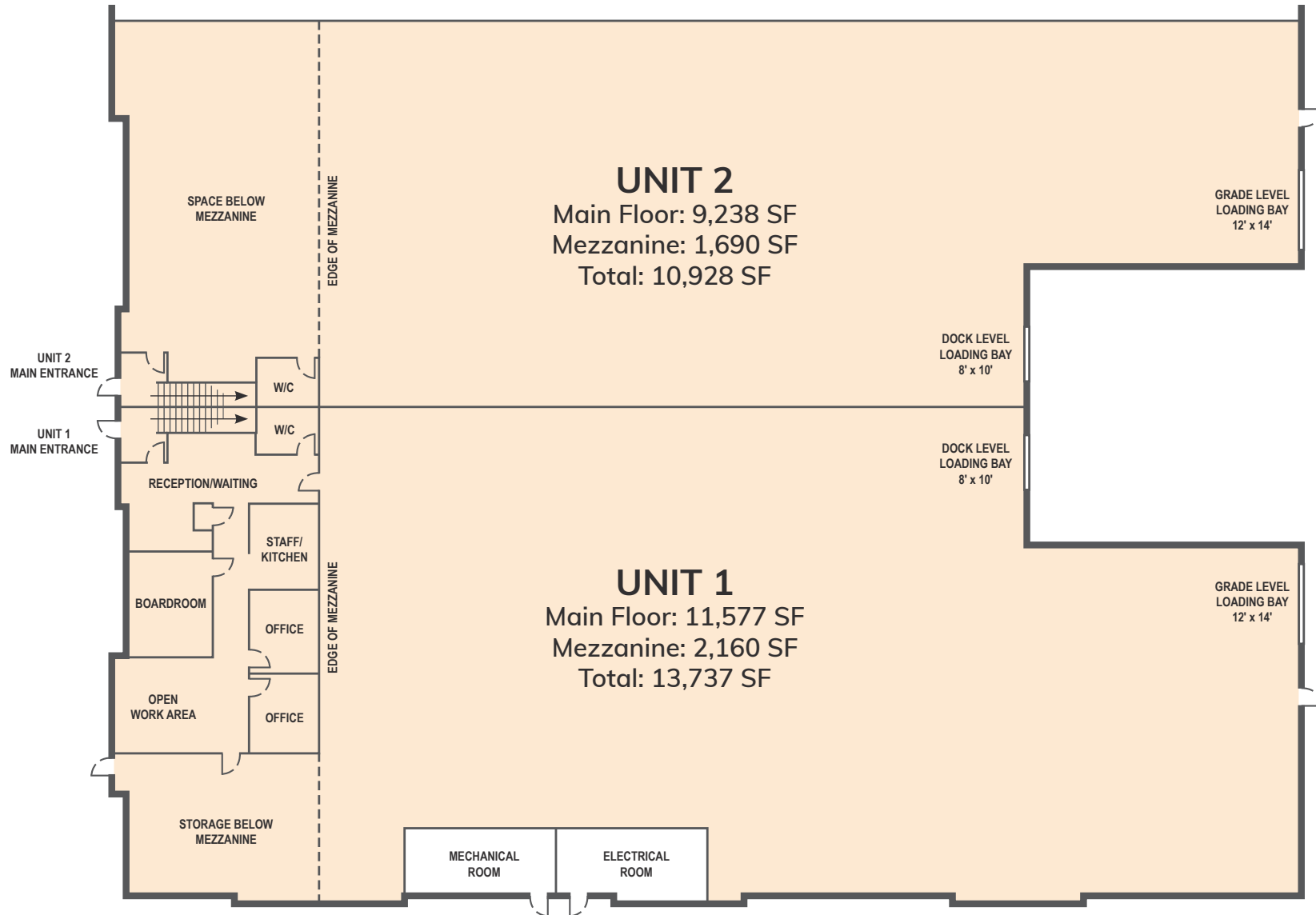
## Building B - Site Plan



Availability	Unit	Main Floor (sf)	Mezzanine (sf)	Total (sf)	Base Rent (psf)
Available	1	11,577	2,160	13,737	\$17.50
Available	2	9,238	1,690	10,928	\$15.50
--	3	9,238	1,690	10,928	n/a
--	4	9,238	1,690	10,928	n/a
--	5	9,238	1,690	10,928	n/a
--	6	9,121	1,666	10,787	n/a

# SALT CENTRE

## Unit 1 & 2 - Main Floor Plan



# SALT CENTRE

## Building B - Unit 1 - Office Layout

### Unit 1 - Main Floor Office Build-Out

- Finished Office Space - 1,465 SF
- Two Individual Offices
- Boardroom
- Large Open Work Area
- Reception/Waiting Area
- Staffroom with Kitchenette
- Washroom
- Coat Closet
- Large Storage Area



# SALT CENTRE

## Building B - Warehouse Interior

### Building B - State-of-the-Art Warehouse Facilities

- Insulated Pre-Cast Concrete Panels
- One Grade Level Loading Bay with a 12' x 14' Overhead Door
- One Dock Level Loading Bay with a 8' x 19' Overhead Door
- 26' Clear Warehouse Ceiling Height
- 400 AMP, 347/600 Volt 3 Phase & 208 AMP, 120/208 Volt 3 Phase Electrical Service
- Gas Fired Heating
- LED Lighting Fixtures
- ESFR Fire Protection System
- Warehouse Floor Load Capacity of 500 LBS PSF



# SALT CENTRE

## Building B - Renderings





# 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.

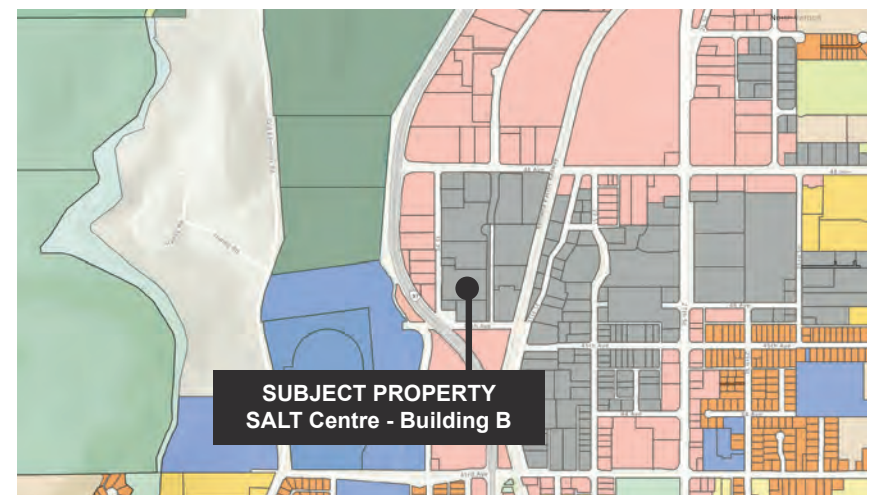
#### 12.1.2 Permitted Uses

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
<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](http://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

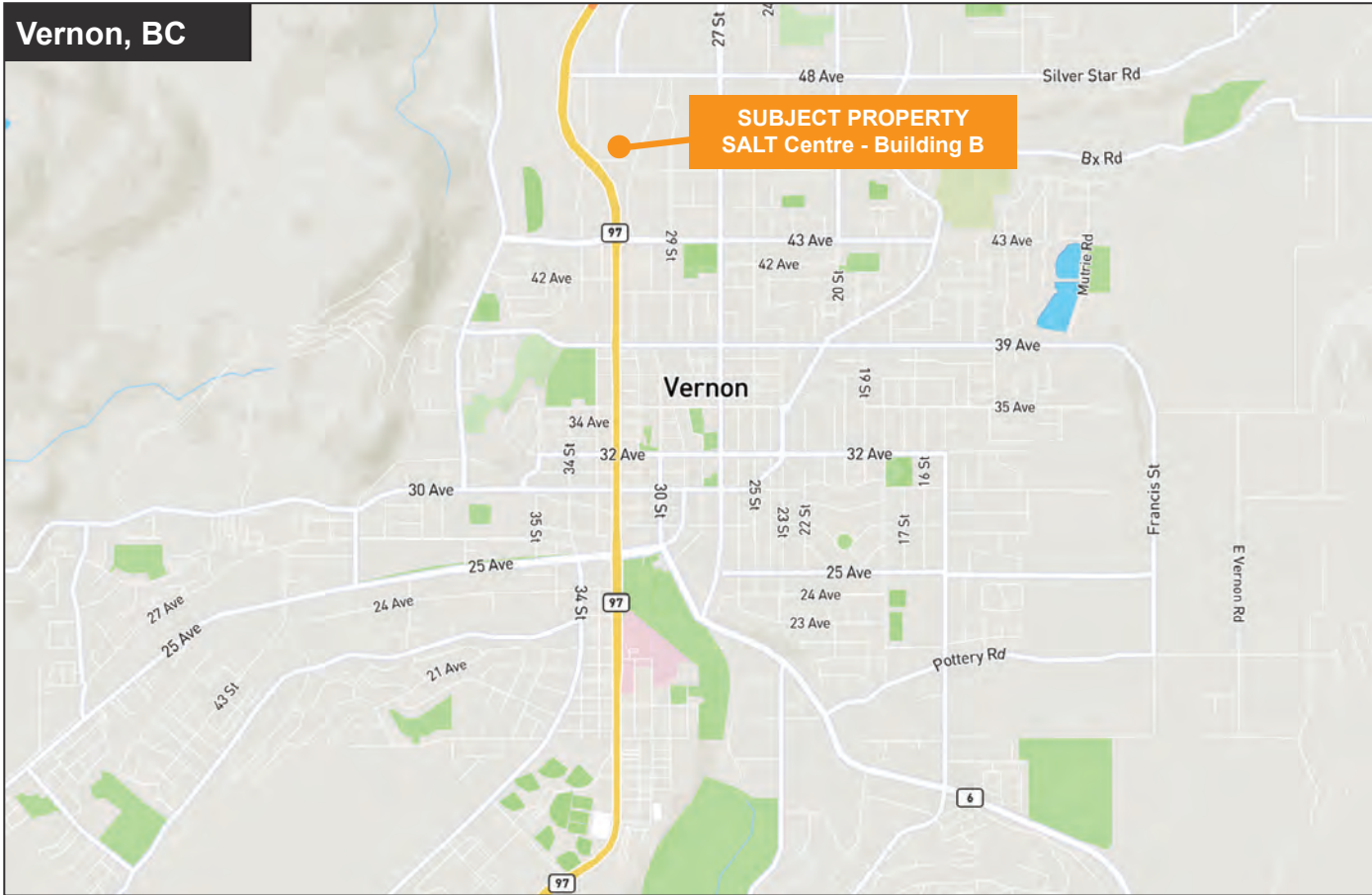


82,472 SF Over Two Buildings  
**PORT KELLS CENTRE**  
9347 & 9339 200A Street, Langley, BC

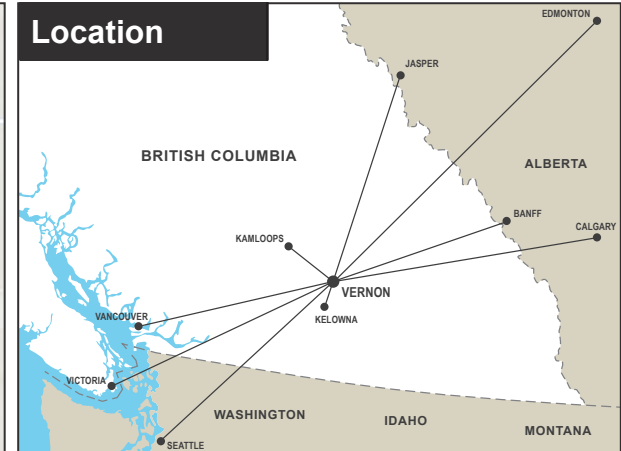
# SALT CENTRE

## 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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