

ZONED & FULLY SERVICED FROM
UNDERGROUND SERVICES TO
OVERHEAD STREETLIGHTS

CENTRAL LOCATION 3.5 HRS
FROM VANCOUVER DIRECT
HIGHWAY ACCESS

IDEAL FOR TRUCK YARDS
TERMINALS & LOGISTICS

Welcome to

Merritts

Newest Industrial Park

WE CAN OFFER AFFORDABLE
INDUSTRIAL LAND
UNDER \$800K PER ACRE

INQUIRE NOW

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HomeLife Benchmark Realty
(Langley) Corp.



EXPLORE MERRITT

Located at the gateway between Lower Mainland British Columbia and the Okanagan Region, the City of Merritt is strategically centered to provide efficient transportation and distribution to much of Southern BC, only one hour commute away from neighbouring regions.

Low overhead costs combined with a superb quality of life and bountiful recreational opportunities, make the City of Merritt a destination for thousands of residents and millions of visitors.

The resident population of more than 7,000 boasts a youthful population, with 30% under 25 years old, as well as a sizable highly experienced baby boomer population. With a post-secondary institution, the Nicola Valley Institute of Technology, offering trades and university-level programs, the educational attainment of skilled workers continues to grow. Additionally, with large regional events and bountiful outdoor opportunities, the community's population increases exponentially in the warmer months, with traffic counts well in excess of 2 million vehicles per year.

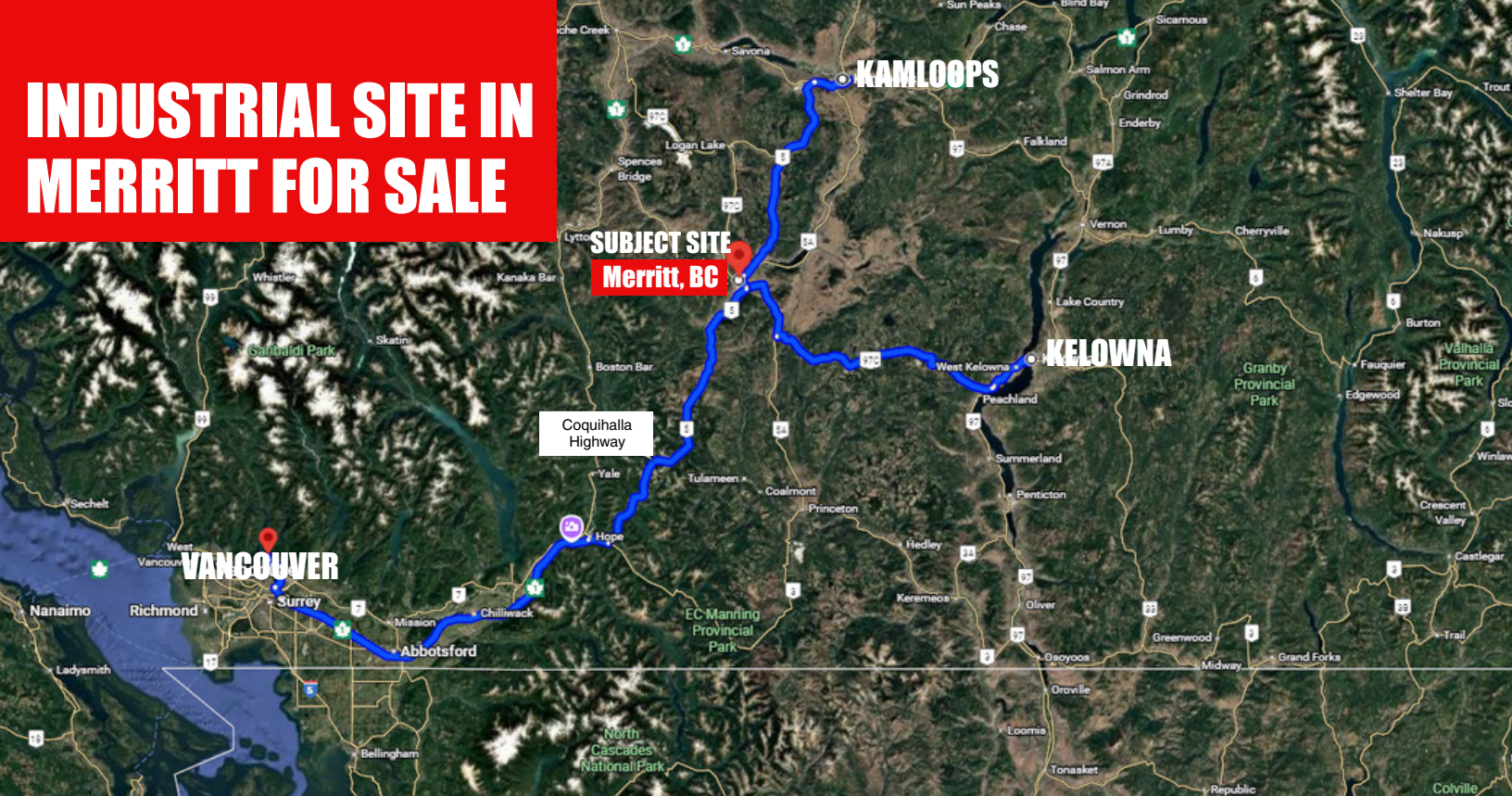
With a large seasonal population and active lifestyle, the City of Merritt is an ideal location for growth in tourism and supporting retailers, including accommodations, bakeries, restaurants, sporting equipment, and other retail. Centrally located in Southern BC, the City of Merritt is also a great economical location for high-value industries requiring a central distribution node to access Lower Mainland and Okanagan markets.

With proximity to major regions, high traffic counts, superb quality of life, greater affordability, and more than 2,000 hours of sunshine a year, the City of Merritt is the ideal place to ... Flourish Under the Sun.

CITY OF MERRITT – INVEST IN
MERRITT WWW.MERRITT.CA/INVEST



INDUSTRIAL SITE IN MERRITT FOR SALE



THE OPPORTUNITY

Located in Merritt's emerging industrial corridor, **1227 Midday Valley Road, Merritt, BC** presents a strong development opportunity for companies looking to establish operations in a strategic and fast-growing region of British Columbia. The property is zoned Light Industrial and features a mostly flat landscape, making it ready for development with minimal site preparation. Its positioning just minutes from major transportation routes, including the Coquihalla Highway, provides exceptional regional connectivity to the Lower Mainland, the Interior, and key commercial centres across the province.

This site is highly adaptable and suitable for a wide range of uses, such as manufacturing plants, logistics and distribution hubs, industrial workshops, transportation services, and large warehouse facilities. Developers and business owners can also take advantage of potential subdivision options, allowing the site to accommodate a single large operation or multiple independent tenancies.

Supported by a business-friendly municipal environment with interest in industrial growth and local job creation, 1227 Midday Valley Road stands out as a rare opportunity to invest in an area with strong infrastructure, growing demand, and long-term economic potential.

PARCEL DESCRIPTION

Legal Description: LAPL KAP92785 SEC 16 TP 91 W6M

Lot Size (Calculated +/- 5%): Square Meter: 228200.67, Acre: 56.39, Hectare: 22.82

Community: Merritt

Local Authority: City of Merritt

School District: Nicola-Similkameen

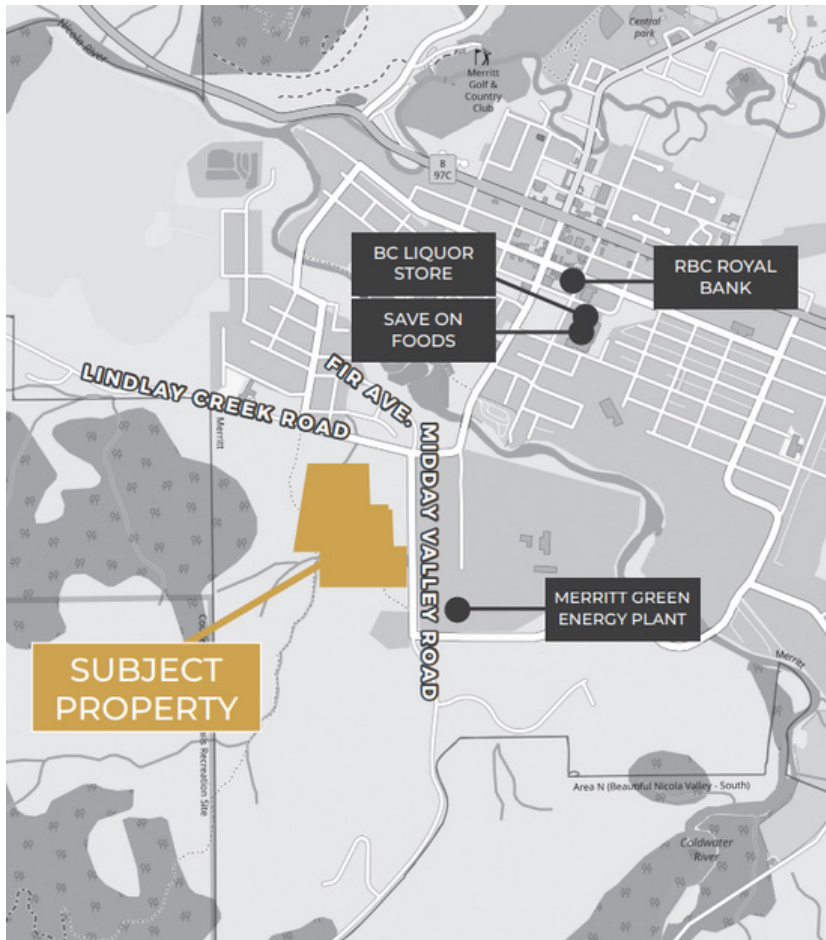
LIGHT INDUSTRIAL (M1)

Intent

The Light Industrial zone is oriented towards a range of light and medium manufacturing, processing and other industrial uses.

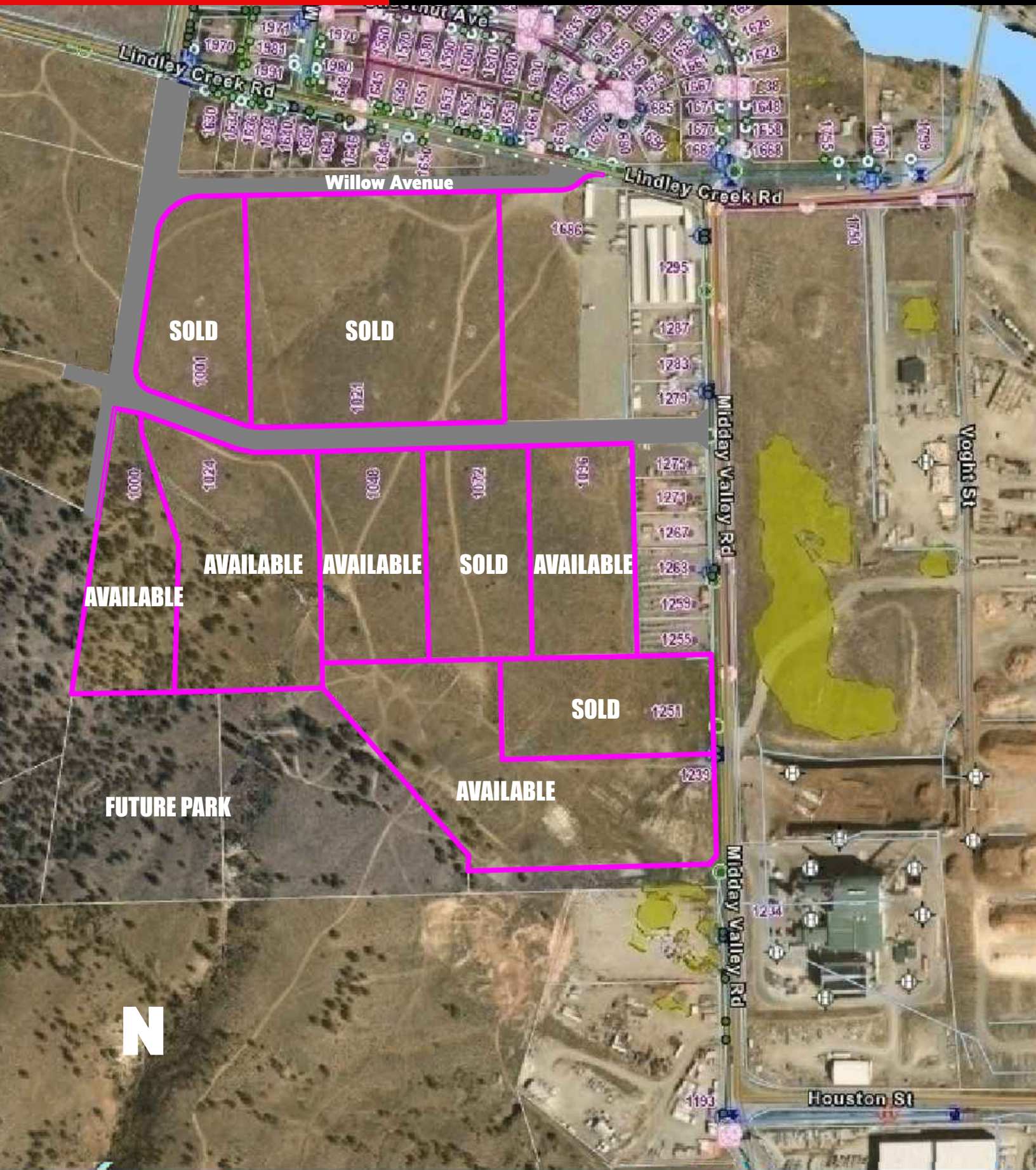
Principal Uses

The following principal uses are permitted in the zoning district designated M1:



- a. Artisan Studio
- b. Auction House
- c. Brewing and Distilling
- d. Building Supply Centre
- e. Bulk Petroleum & Electricity Sales
- f. Bus Depot
- g. Business Support Services
- h. Crematorium
- i. Delivery Facility
- j. Film Studio
- k. Garden Centre, Outdoor
- l. Greenhouse Agriculture
- m. Machine & Welding Shop
- n. Machinery Repair & Sales
- o. Manufacturing, Light
- p. Metal Recycling
- q. Mobile and Modular Home Sales
- r. Participant Recreation Services, Indoor
- s. Public Use
- t. Recycling Depot
- u. Storage Facility, Indoor
- v. Technology Centre
- w. Transportation & Logistics
- x. Vehicle Sales & Rentals
- y. Vehicle Services
- z. Vehicle Storage & Towing
- aa. Veterinary Services
- bb. Warehouse
- cc. Water Refill Station
- dd. Winery

SITE MAP



Lindley Creek Rd
Willow Avenue
Lindley Creek Rd

SOLD

SOLD

AVAILABLE

AVAILABLE

SOLD

AVAILABLE

SOLD

AVAILABLE

FUTURE PARK

N

Midday Valley Rd

Voght St

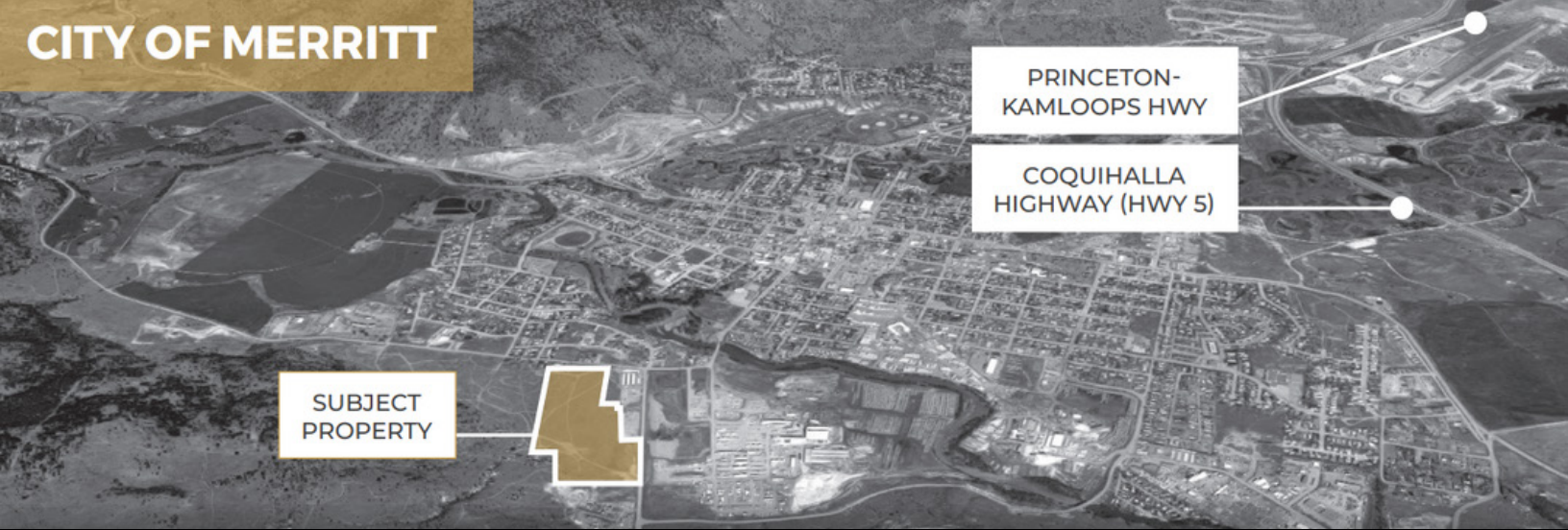
Houston St

SITE PROXIMITIES

Category	Proximity / Details	Relevance to M-1 Zoning Uses
Highway Access	Coquihalla Highway (Hwy 5) – ~6–8 min	Ideal for logistics, distribution, freight transportation, delivery facilities Fast access
	Highway 97C – ~5 min	to Okanagan markets; supports regional manufacturing and warehousing
Truck & Driver Services	Merritt commercial truck stops – ~5–7 min	Supports fleet operations, towing, vehicle services, depot use
Regional Employment & Market Centers	Kamloops – ~1 hr	Major skilled labour pool, industrial suppliers
	Kelowna – ~1 hr 40 min	Commercial and distribution market, air freight access Large industrial and agricultural supply economy Manufacturing, industrial
	Chilliwack – ~1 hr 45 min	services, logistics hubs Port access, large
	Abbotsford / Langley – ~2 hrs	business market, major supply chain nodes
	Vancouver / Surrey / Richmond – 2.5–3 hrs	
Rail & Freight Corridors	CN & CP Rail access in regional network	Supports long-distance shipping for manufacturing, recycling, and material distribution
Local Government Support	City of Merritt development services – ~8 min	Streamlined for industrial permitting, business setup, and land development
Education & Workforce Development	Nicola Valley Institute of Technology (NVIT) – ~10 min	Potential industrial training partnerships (welding, trades, logistics, tech programs)
Industrial Service Providers	Nearby fabrication, welding, construction supply, and repair shops	Supports manufacturing, heavy equipment servicing, and industrial expansion
Utilities & Infrastructure	Municipal water, sewer, and utilities at lot line	Reduces upfront development costs; suitable for industrial build-out
Communications	Served by regional broadband and major carriers	Enables modern manufacturing systems, logistics tracking, and business operations

SITE PHOTOS





STRATEGIC ADVANTAGES

1227 Midday Valley Road, Merritt, BC offers a highly strategic location for industrial development, benefiting from excellent connectivity, flexible M-1 zoning, and a supportive business environment. Positioned near the Coquihalla Highway and the Okanagan Connector, the property provides direct and efficient access to major trade corridors across British Columbia, including the Lower Mainland, Interior, and Okanagan regions. This makes it ideal for logistics, distribution, manufacturing, modular construction, and transportation-based operations that depend on reliable route access.

With M-1 Light Industrial zoning, the site accommodates a broad range of business types, including warehousing, fabrication, vehicle services, modular and mobile building sales, technology centers, and business support services. The zoning also allows operations such as storage facilities, welding shops, machinery repair, and indoor recreation services, giving investors and developers considerable flexibility in land use planning.

The property benefits from a large site footprint, flat topography, and municipal services available at the lot line, reducing development costs and enabling rapid construction and deployment. Access to regional skilled labor, nearby educational institutions such as NVIT, and local trade suppliers further strengthens the location's suitability for industrial and employment-generating development.

Additionally, Merritt has positioned itself as a development-friendly municipality, actively supporting industrial investment, job creation, and economic expansion. For businesses looking for more affordable and scalable industrial land opportunities within close reach of major BC markets, 1227 Midday Valley Road represents a rare combination of capacity, location, and long-term growth potential.