



FOR LEASE

UNIT 101-5000
SILVER STAR ROAD

VERNON, BRITISH COLUMBIA

MOVE-IN READY INDUSTRIAL FACILITY



PHASE 1: INDUSTRIAL PROPERTY FEATURES



UNIT CONDITION

Unit professionally improved or ready for customization



ZONING

INDL - Light Industrial Industrial & Retail Uses



LOADING

Two 14' grade-level loading doors with easy truck access



CEILING HEIGHT

24' clear warehouse ceiling



POWER

Fully sprinklered with 3-phase, 200 Amp, 120/208V power



LAYOUT

Office space with reception, private offices, lunchroom, and open warehouse



AVAILABILITY

Immediate occupancy

THE NUMBERS



SIZE

±10,190 SF



PRICE

Base Rent: \$15.00/SF
Est. NNN: \$4.71/SF

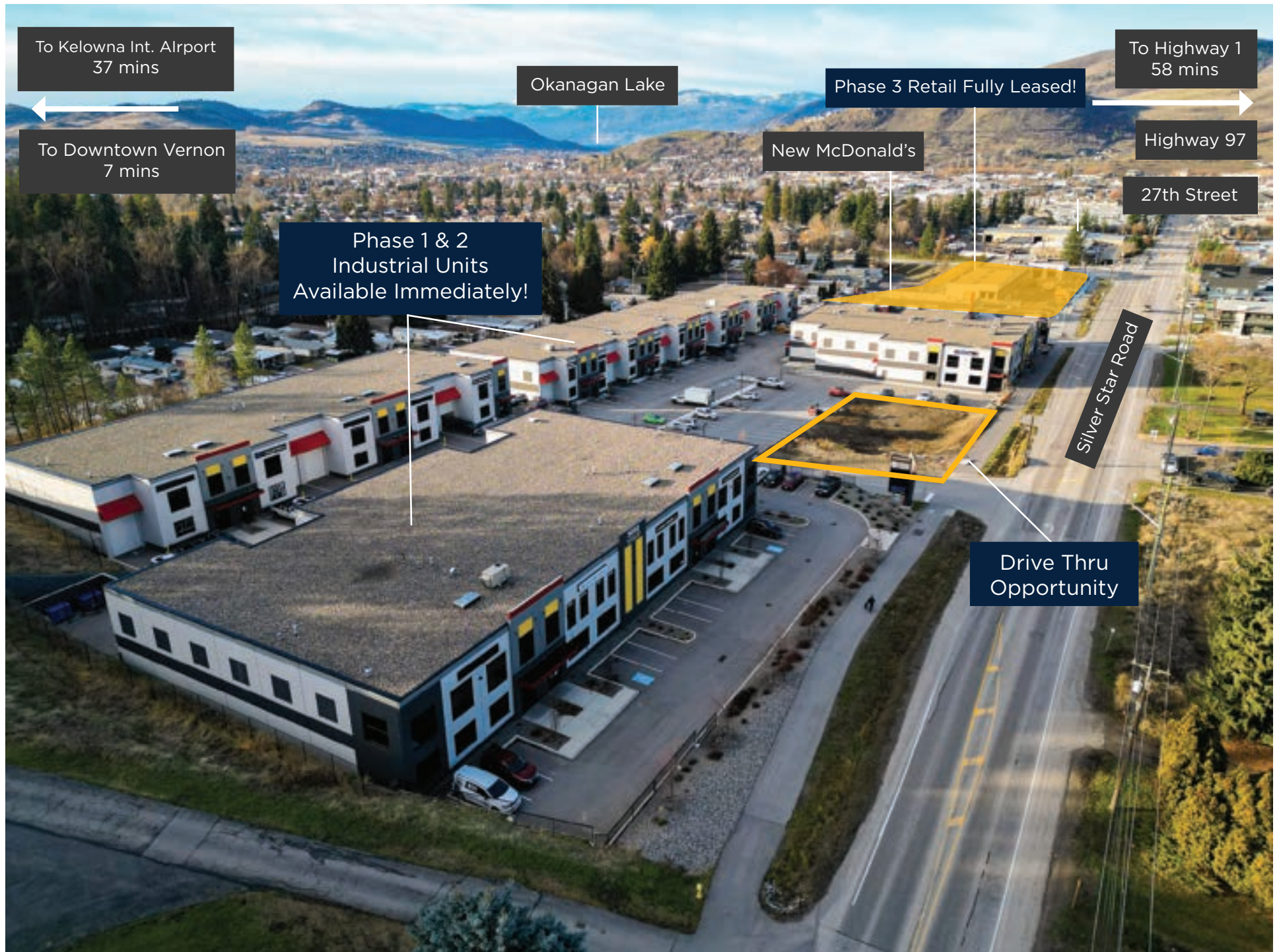
Position your business within Silver Star Gateway, one of Vernon's premier industrial developments. This move-in ready ±10,190 SF industrial facility combines professionally finished office space with a functional warehouse featuring 24-foot clear ceilings, two grade-level loading doors, energy-efficient LED lighting, ESFR sprinklers, and 3-phase power.

Ideally suited for warehousing, manufacturing, distribution, showroom, service commercial, and light industrial users, the property offers excellent accessibility and a strategic location just minutes from Highway 97.



5000 SILVER STAR ROAD, VERNON, BC





VERNON AT A GLANCE

Vernon is the commercial and service hub of the North Okanagan, serving a broad regional trade area extending from Lake Country to Armstrong and surrounding rural communities. As the area's primary centre for retail, healthcare, education, and government services, Vernon supports a diverse and stable economic base.

DEMAND DRIVERS



HISTORY

Established in the late 1800s as an agricultural and railway centre, Vernon has evolved into the North Okanagan's primary commercial and institutional hub.¹



REGIONAL HUB

Primary commercial centre serving the North Okanagan trade area.²



INSTITUTIONAL BASE

Supported by Vernon Jubilee Hospital, Okanagan College, and government services.³



TOURISM & RECREATION

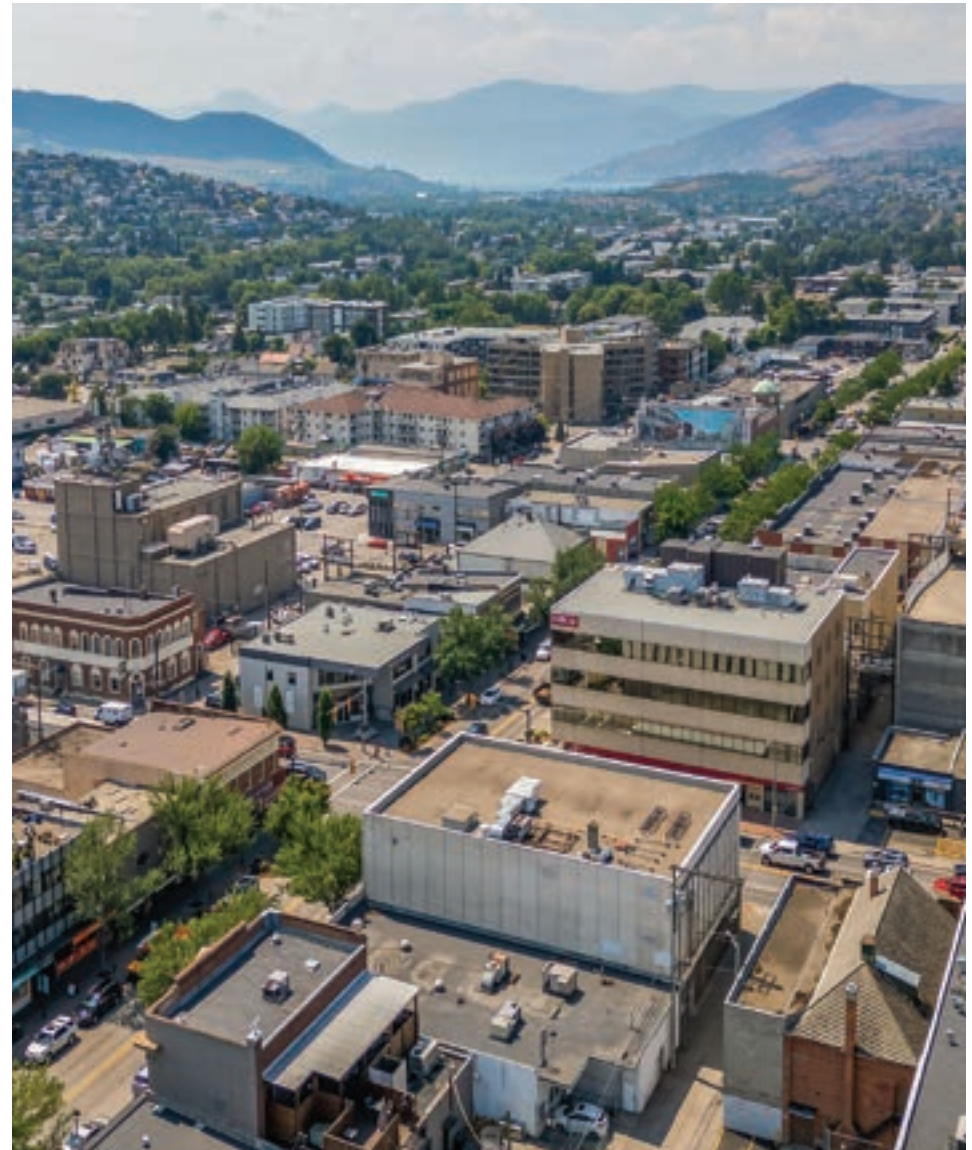
Four-season tourism supported by SilverStar Mountain Resort and proximity to Kalamalka and Okanagan Lakes.⁴



DEMOGRAPHICS

Population: ~40,000+ (City) | ~65,000+ (Regional Trade Area)⁵

Median Household Income: ~\$85,000-\$90,000⁶



Sources:

¹ City of Vernon – Municipal History & Official Community Plan

² Regional District of North Okanagan (RDNO)

³ Interior Health; Okanagan College

⁴ Tourism Vernon; SilverStar Mountain Resort

⁵ Statistics Canada – 2021 Census Profile

⁶ BC Stats – 2023 Sub-Provincial Population Estimates



Let's chat.

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Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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