



1021 Waddington Dr.

921 Waddington Dr.

FOR LEASE

921 & 1021 WADDINGTON DRIVE

VERNON, BRITISH COLUMBIA

FLEXIBLE WAREHOUSE & OFFICE OPPORTUNITY



PROPERTY FEATURES



LOCATION

North Okanagan industrial area with access to major routes



LAYOUT

Functional layout supporting warehouse and office use



YARD

Small private yard area for storage or operational use



LOADING

Grade-level loading with functional warehouse access 18' clear ceiling height

THE NUMBERS



SIZE

Total: ±4,384 SF
 921 Waddington: ±1,584 SF
 1021 Waddington: ±2,800 SF



PRICE

\$12.50/SF



AVAILABILITY

Immediate

Position your business in a flexible industrial setting in Vernon's North Okanagan, offering the rare opportunity to lease warehouse and office space together or separately.

921 Waddington Drive features ±1,584 SF of open warehouse space with an 18' ceiling height, grade-level loading, and a small private yard - ideal for storage, equipment, or light industrial users.

1021 Waddington Drive offers ±2,800 SF over two floors, combining office and retail space with flexible work areas, storage, washroom facilities, and ample onsite parking for staff and customers.

Together, the properties total ±4,384 SF and may be leased individually or combined, providing a unique opportunity for businesses seeking both warehouse functionality and professional office space in one convenient location.

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





To Kelowna
International Airport
30 mins

To Lake Country, BC
30 mins

Subject
Properties

Save-On-Foods

World Health & Fitness

BC Hydro

BNA Brewing

Buckerfield's Vernon

Kalamalka Lake Rd.

Highway 6

Waddington Dr.

Kosmina Road

Waste Connections

To Armstrong, BC
25 mins



Let's chat.

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