

1 - 4216 25 AVENUE, VERNON

HIGHLY VISIBLE INDUSTRIAL SHOWROOM SPACE

**FOR
LEASE**

**3 MONTHS
FREE RENT**

FOR QUALIFIED TENANT

YOUR SIGNAGE HERE

LEASED

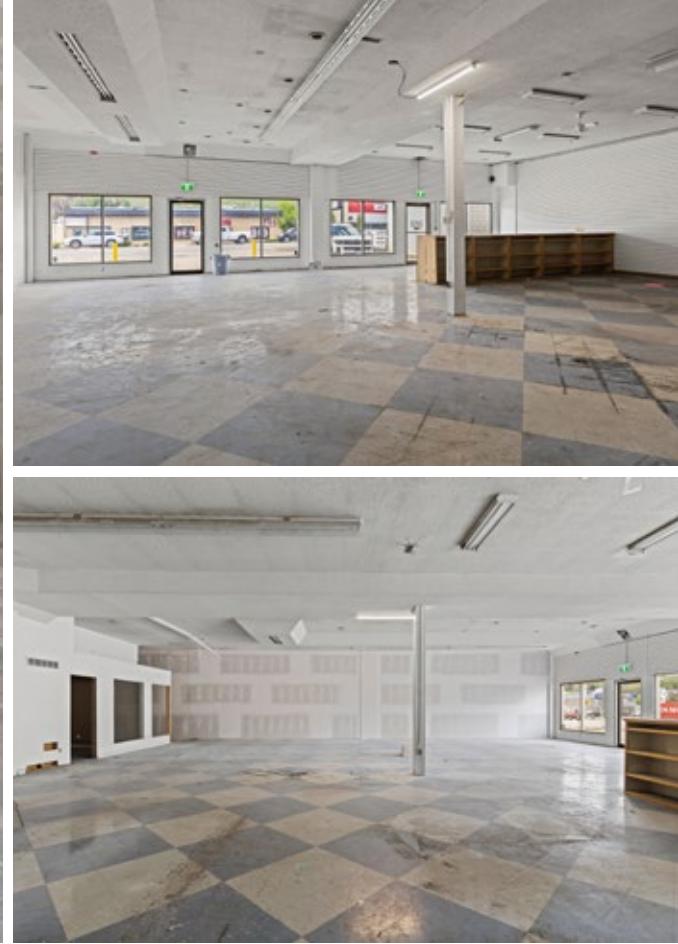


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1 - 4216 25 Avenue, Vernon

This outstanding industrial showroom unit provides 4,814 square feet of highly visible space along the active transportation corridor of 25th Avenue. The exposure and accessibility along 25th Avenue makes this space highly desirable. The INDL (Light Industrial) zoning allows for a variety of uses that can cater to a number of different businesses uses. There is a significant amount of parking available in front of the building and there are two grade-level loading doors for the unit located in the rear. The tenant will also benefit from the ability to install exterior signage along the front side of the building. For more information or to set up a tour, please reach out to the listing brokers.



Highly visible industrial showroom space



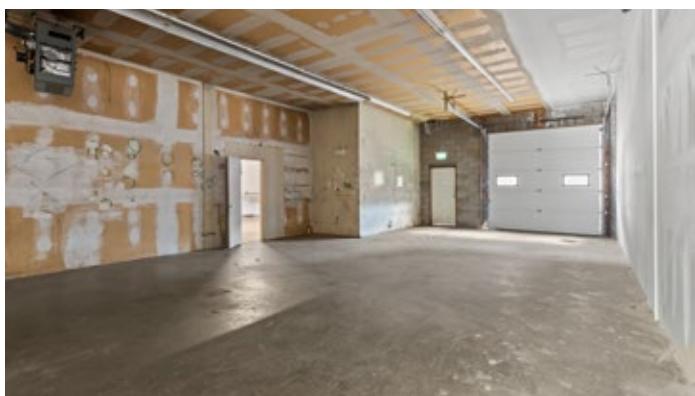
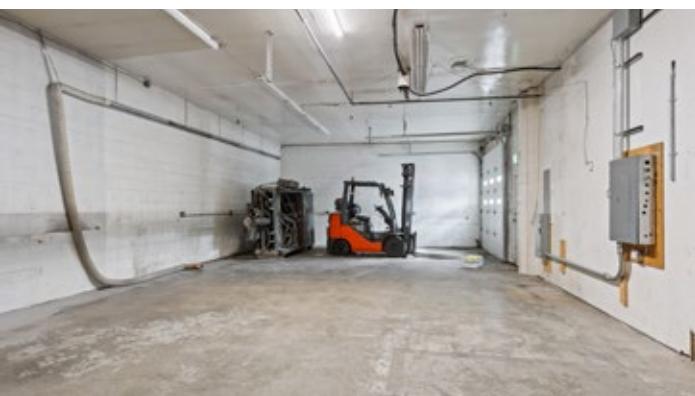
Lots of parking and rear grade-level loading



Flexible zoning allows for many types of uses/ businesses



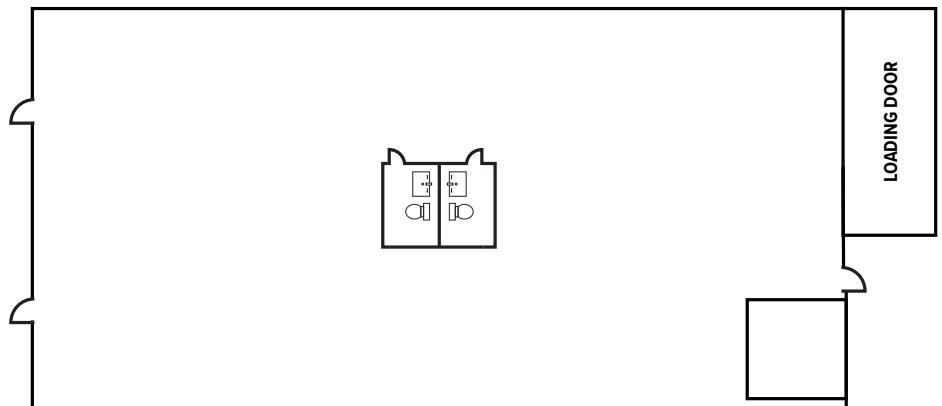
Exterior signage opportunity available



Salient Facts

Size	+- 4,814 SQFT
Parking	Ample on-site parking available
Zoning	INDL: Light Industrial
Basic Rent	\$15.00/FT
Additional Rent	\$5.34/FT
Loading	2 grade level overhead doors
Heating	Forced Air Heating (Show Room) Suspended Gas Heater (Warehouse)
Power	200 amp & 100 amp panels
Availability	Immediately

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



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SUBJECT PROPERTY DISTANCES

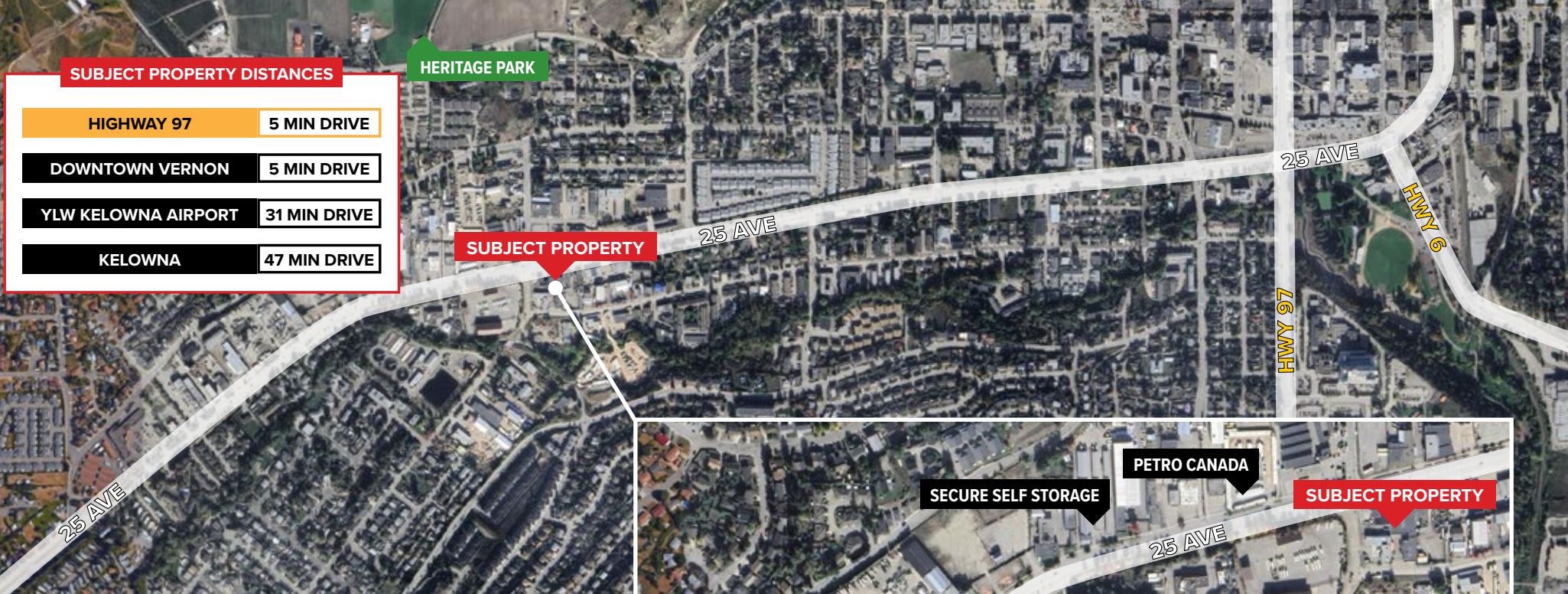
HIGHWAY 97 5 MIN DRIVE

DOWNTOWN VERNON 5 MIN DRIVE

YLW KELOWNA AIRPORT 31 MIN DRIVE

KELOWNA 47 MIN DRIVE

HERITAGE PARK



Location

The property is located in Vernon along the commercial corridor on 25th Avenue. The site is only a couple minutes from Highway 97 and has easy access to downtown. The surrounding area has a mix of commercial and industrial businesses and residential homes.



**For More
Information
Contact**

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