



NOW LEASING PHASE 2

5000 SILVER STAR ROAD VERNON, BRITISH COLUMBIA

SIZES RANGING FROM 2,235 SF UP TO APPROX. 10,000 SF



PROPERTY FEATURES



CEILING HEIGHT
24' Clear



LOADING
Front grade level loading



PARKING
Ample parking:
1 stall / 574 SF



ZONING
I1 Light Industrial

THE NUMBERS



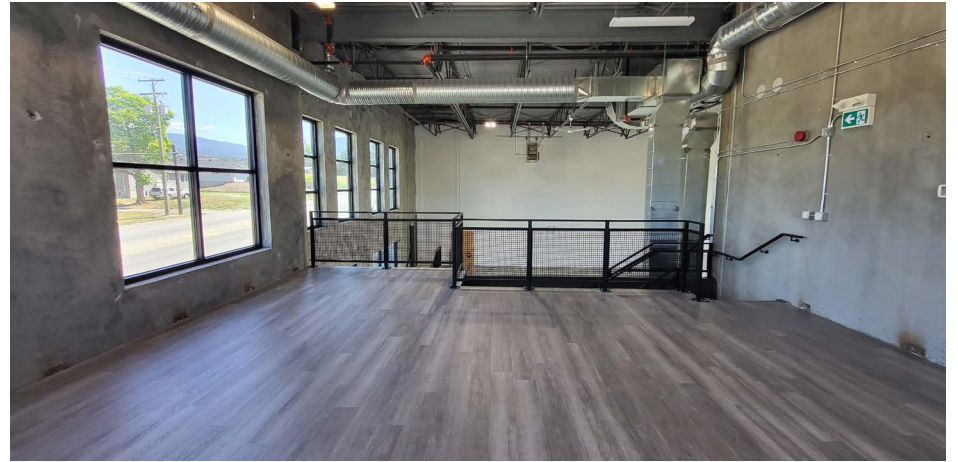
SIZE
2,235 SF - 5,560 SF
Larger spaces available,
slab steps apply



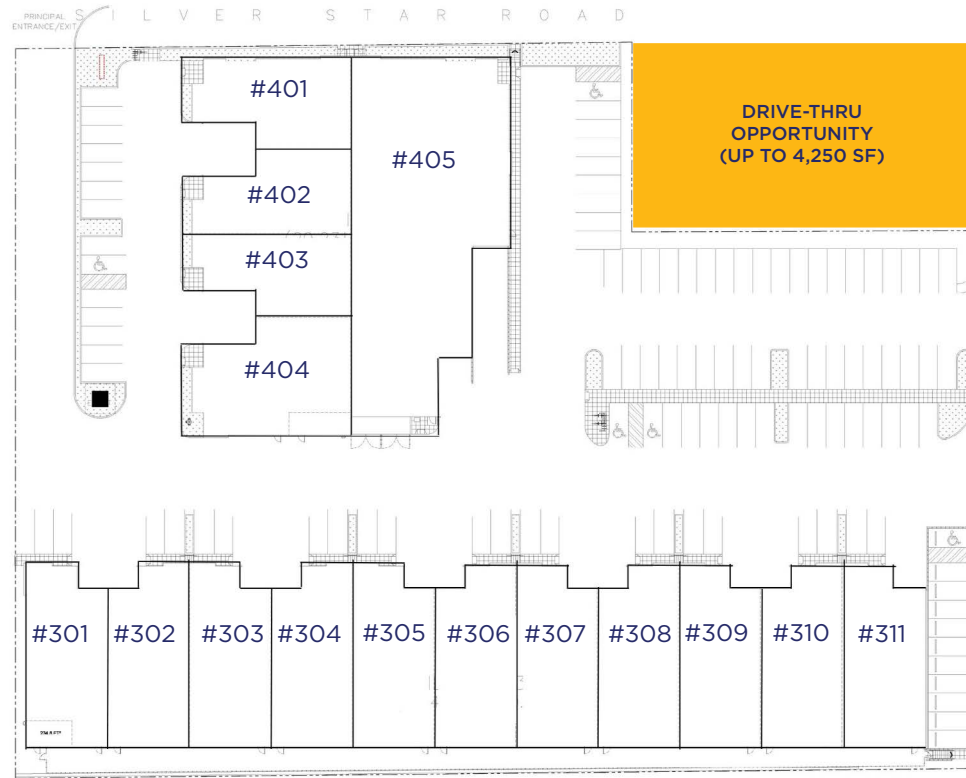
PRICE
Base Rent: \$17.50/SF
Adtl. Rent: \$4.10/SF

Silver Star Gateway Business Park is the largest and most modern of its kind in Vernon and is only two minutes away from the city's downtown core. It's strategic location is close to public transit routes, Highway 97, biking and walking trails and Vernon's Okanagan College. This new development with low traffic congestion makes for the perfect alternative to the busy city of Kelowna, being only 31 minutes from the Kelowna International Airport and 47 minutes from Downtown Kelowna.

This development is a three-phase industrial and commercial development consisting of five buildings on nine acres of land. This development brings more than 115,000 SF of leasing opportunities to the area with units starting at 2,235 SF. These units can accommodate a wide variety of industrial uses, giving tenants the perfect blank canvas opportunity. Leasing for the third phase is underway and will include triple A, national retail tenants (soon to be announced!) driving high volume traffic to the site.



5000 SILVER STAR ROAD, VERNON, BC



PHASE 2: 5000 SILVER STAR RD. FLOOR PLAN

UNIT #	TOTAL SF	AVAILABILITY	UNIT #	TOTAL SF	AVAILABILITY
#301	2,560 +/-	For Lease	#309	2,780 +/-	For Lease
#302	2,780 +/-	For Lease	#310	2,780 +/-	For Lease
#303	2,780 +/-	Show Room	#311	2,780 +/-	Leased
#304	2,780 +/-	Show Room	#401	3,217 +/-	Leased
#305	2,780 +/-	For Lease	#402	2,234 +/-	Leased
#306	2,780 +/-	For Lease	#403	2,234 +/-	For Lease
#307	2,780 +/-	For Lease	#404	2,981 +/-	Leased
#308	2,780 +/-	For Lease	#405	9,564 +/-	Leased

COMMUNITY FEATURES



Diversified and educated workforce



Pro-business city council



Regional population over 100,000



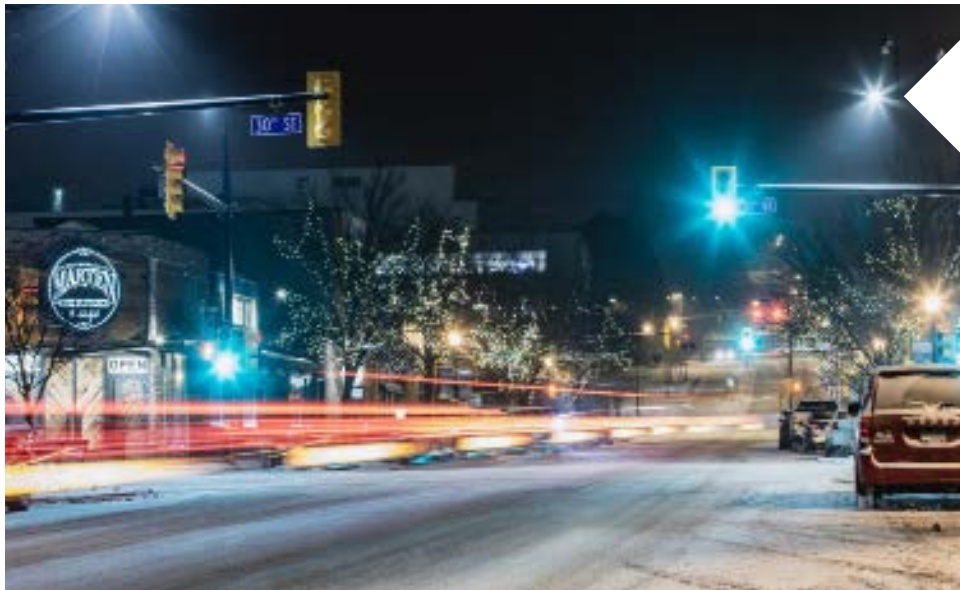
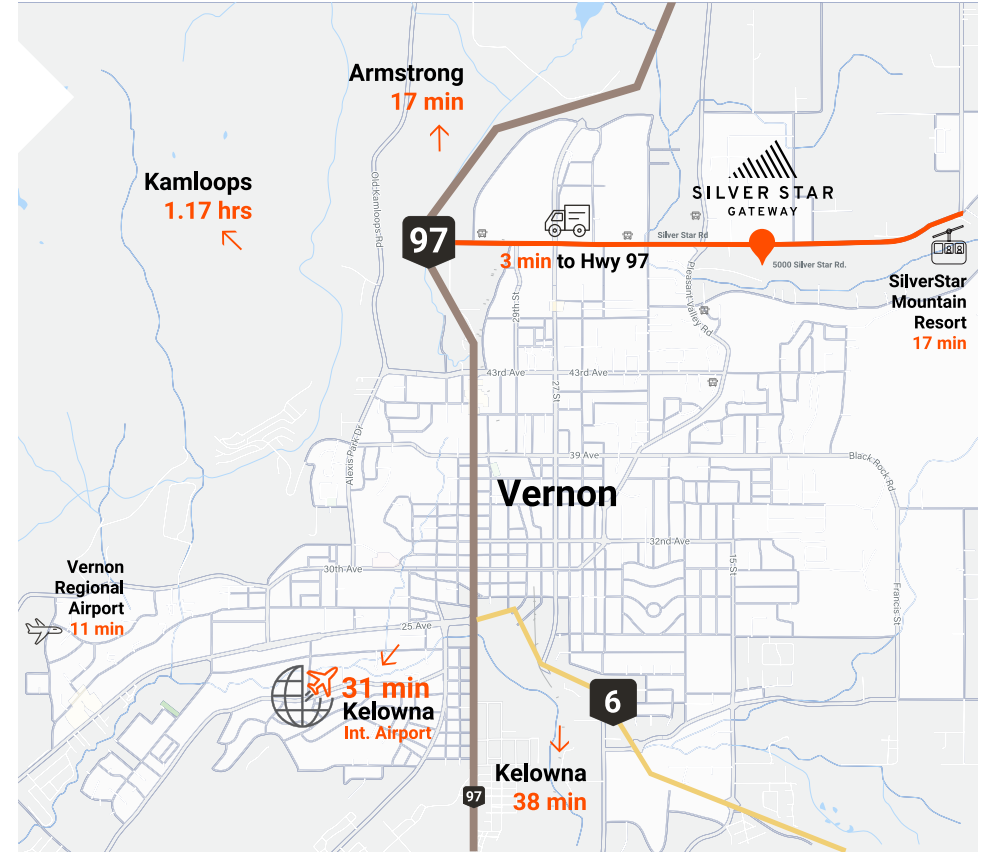
Location population over 45,000



Average income over \$65,000



Year-round recreational activities



THE AREA

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Let's chat.

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