



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
INDL - Light Industrial

THE NUMBERS



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



PRICE
Base Rent: \$16.50/SF
Adtl. Rent: \$4.10/SF

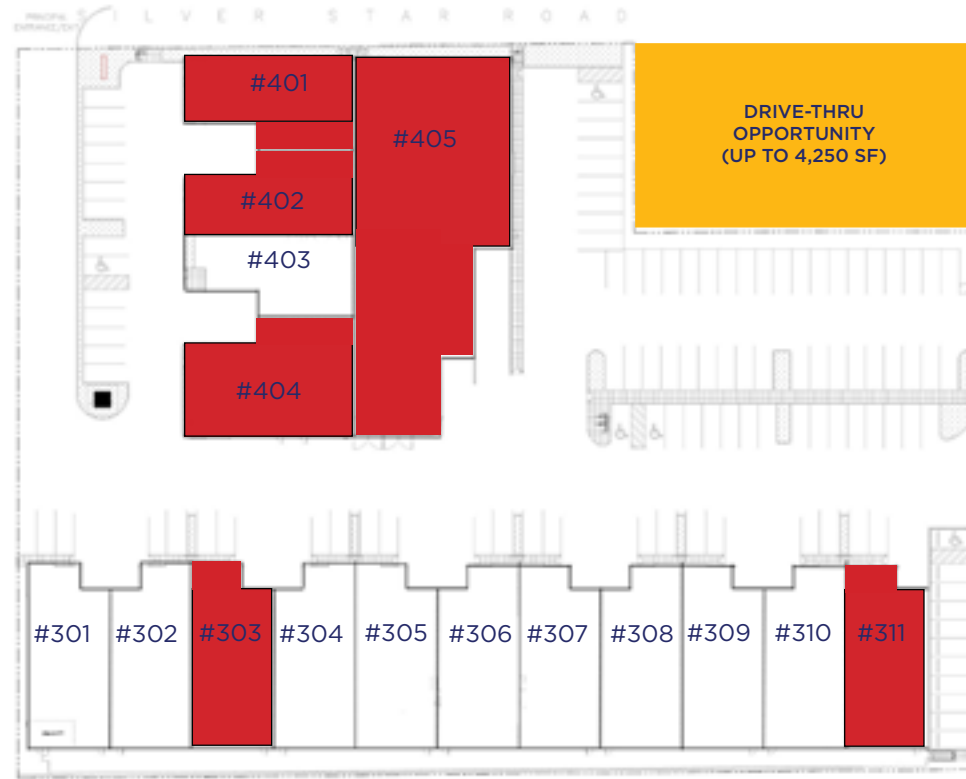
Silver Star Gateway Business Park is the largest and most modern of it's kind and is only two minutes away from Vernon's downtown core. It's strategic location is close to public transit routes, Highway 97, biking and walking trails and Vernon's Okanagan College. This new development with low traffic 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. Recently announced, the City of Vernon has revised their INDL-Light Industrial zoning to include uses such as retail sales and food & beverage services.

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 +/-	Leased	#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



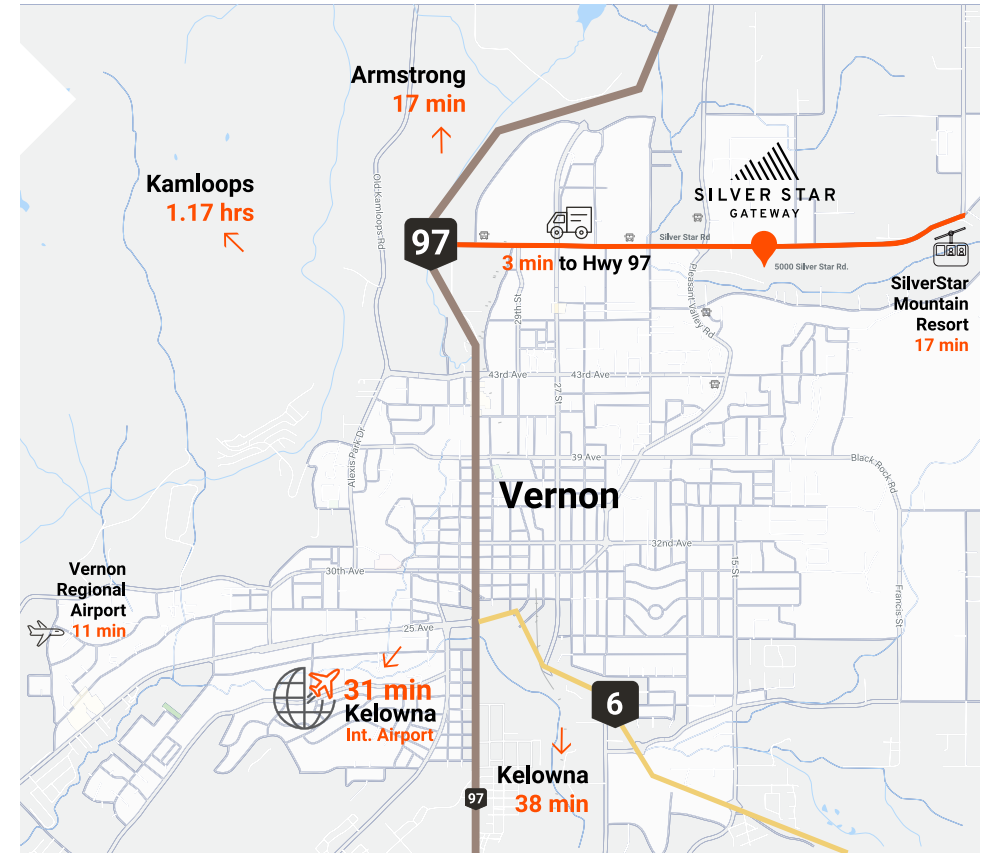
Location population over 45,000



Average income over \$65,000



Year-round recreational activities



5000 SILVER STAR ROAD, VERNON, BC



THE AREA

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Let's chat.

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