



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: \$4.74/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.

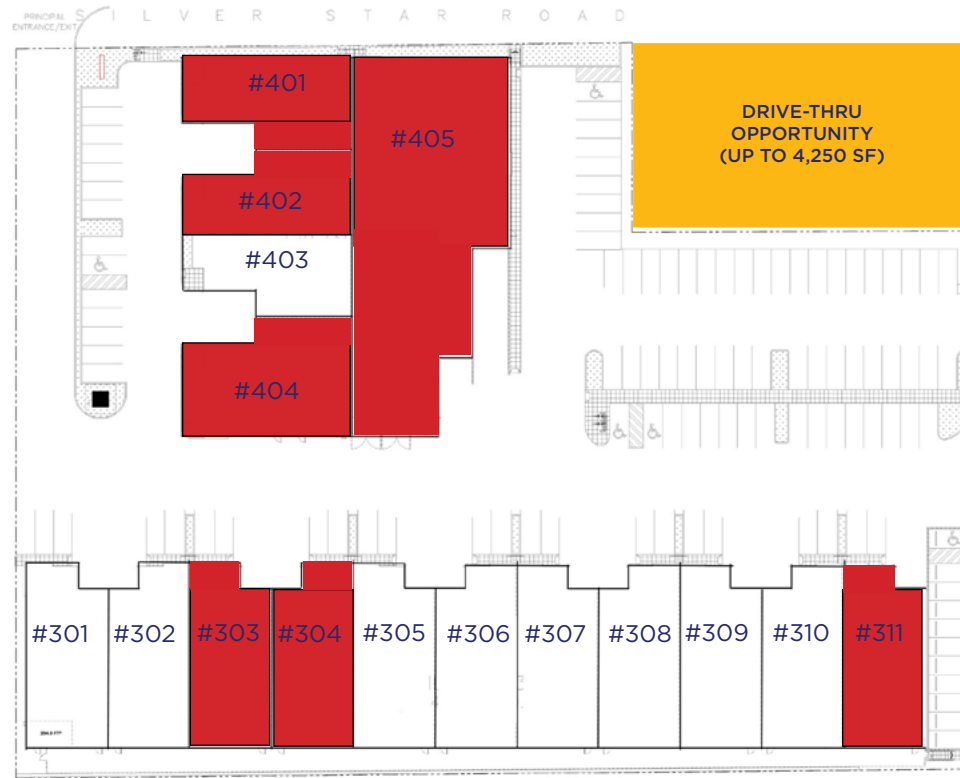
This development is a three-phase industrial and commercial development consisting of five buildings on nine acres of land. This development brings more than 115,000 SF of leasing opportunities to the area with units starting at 2,235 SF. These units can accommodate a wide variety of industrial uses, 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 +/- | Pending      | #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



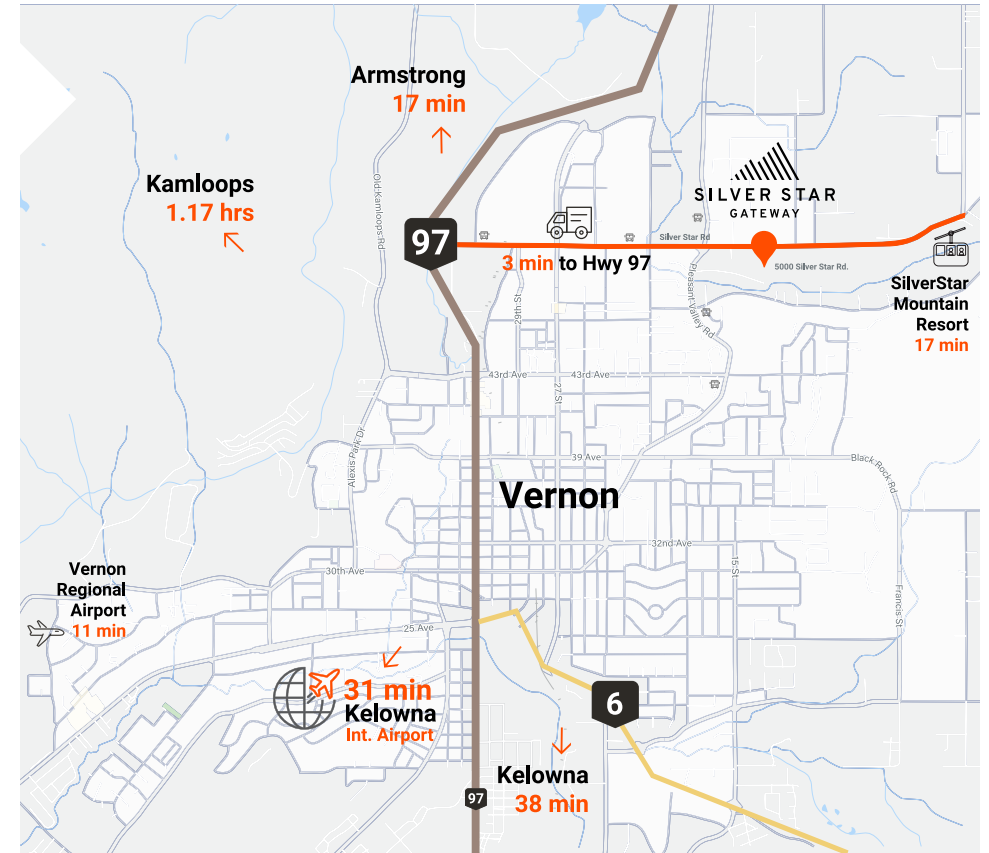
Location population over 45,000



Average income over \$65,000



Year-round recreational activities



5000 SILVER STAR ROAD, VERNON, BC



## THE AREA

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. Its 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.



## Let's chat.

### JASON WILLS

PERSONAL REAL ESTATE CORPORATION

jason.wills@venturecommercial.ca  
250.300.5477

### LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

lee.levering@venturecommercial.ca  
250.258.9430

*Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.*

*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.*

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp., for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial and Venture Realty Corp. exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial, a division of Venture Realty Corp. and /or its licensor(s).