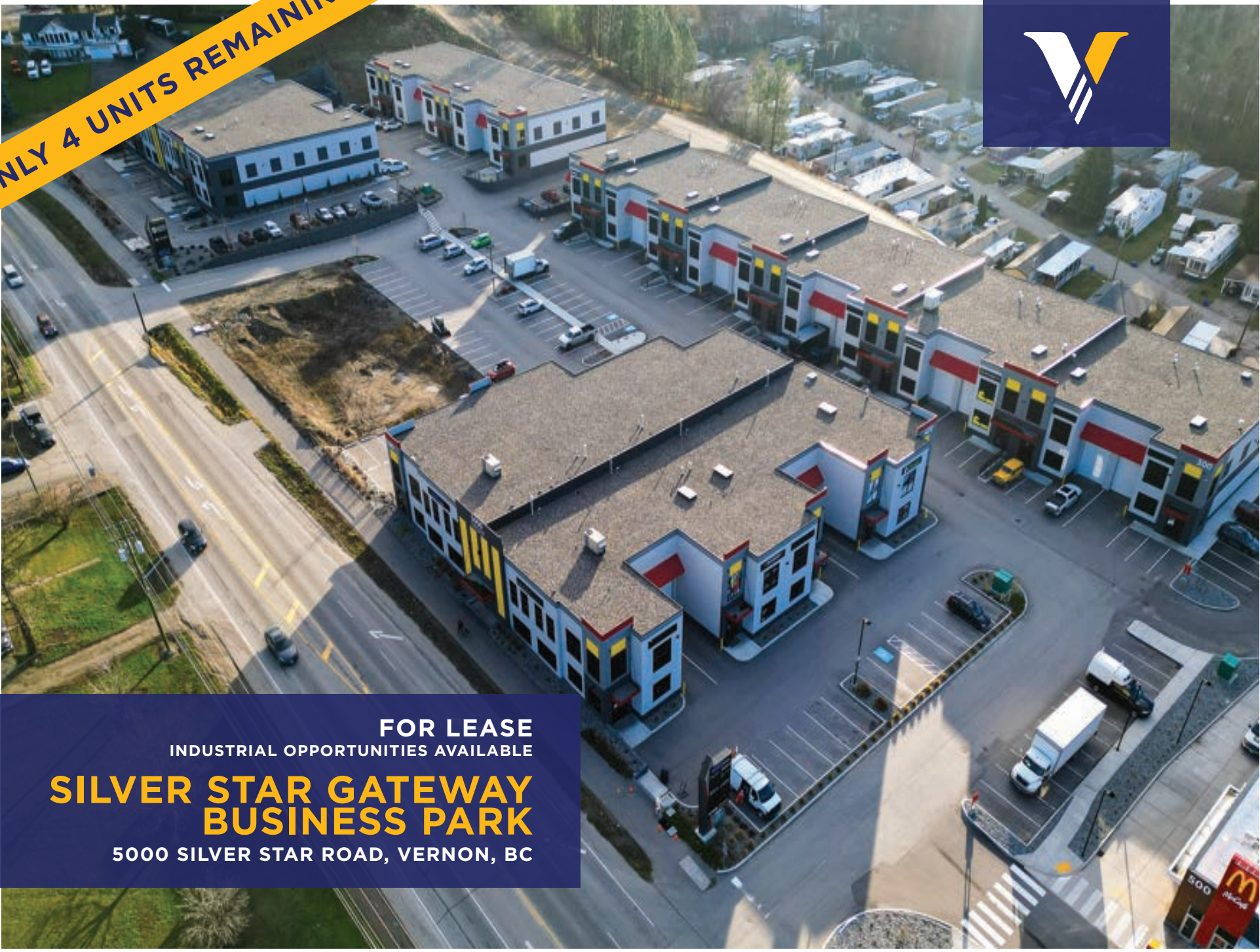


ONLY 4 UNITS REMAINING!



FOR LEASE
INDUSTRIAL OPPORTUNITIES AVAILABLE
**SILVER STAR GATEWAY
BUSINESS PARK**
5000 SILVER STAR ROAD, VERNON, BC



PHASE 1 & 2: INDUSTRIAL PROPERTY FEATURES

- 
SIZE
 2,560 SF - 5,560 SF
 Larger spaces available,
 slab steps apply
- 
DRIVE TIMES
 50 mins to DT Kelowna
 37 mins to Kelowna
 International Airport
- 
UNIT CONDITION
 Units built out or ready
 for customization
- 
ZONING
 INDL - Light Industrial
 Industrial & Retail Uses
- 
PARKING
 Ample parking:
 1 stall / 574 SF
- 
CEILING HEIGHT
 24' Clear
- 
LOADING
 12' W x 14' H front grade
 level loading on each
 unit
- 
AVAILABILITY
 Immediate occupancy

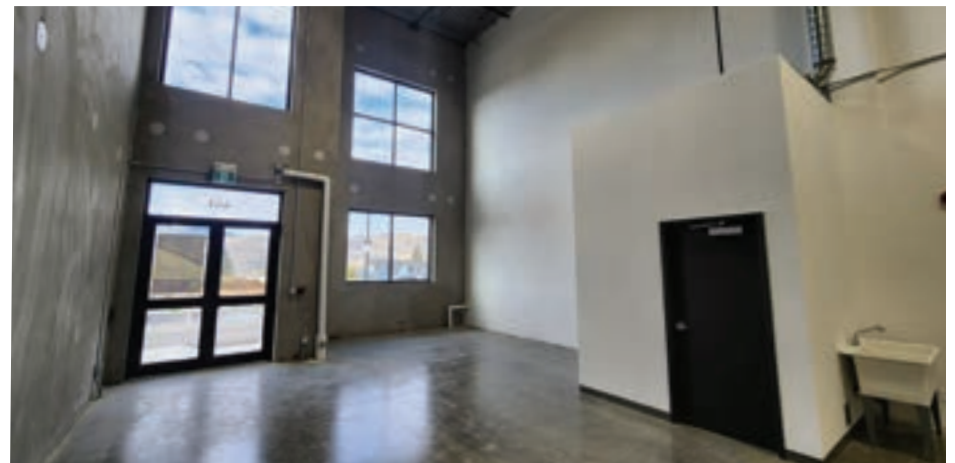
THE NUMBERS

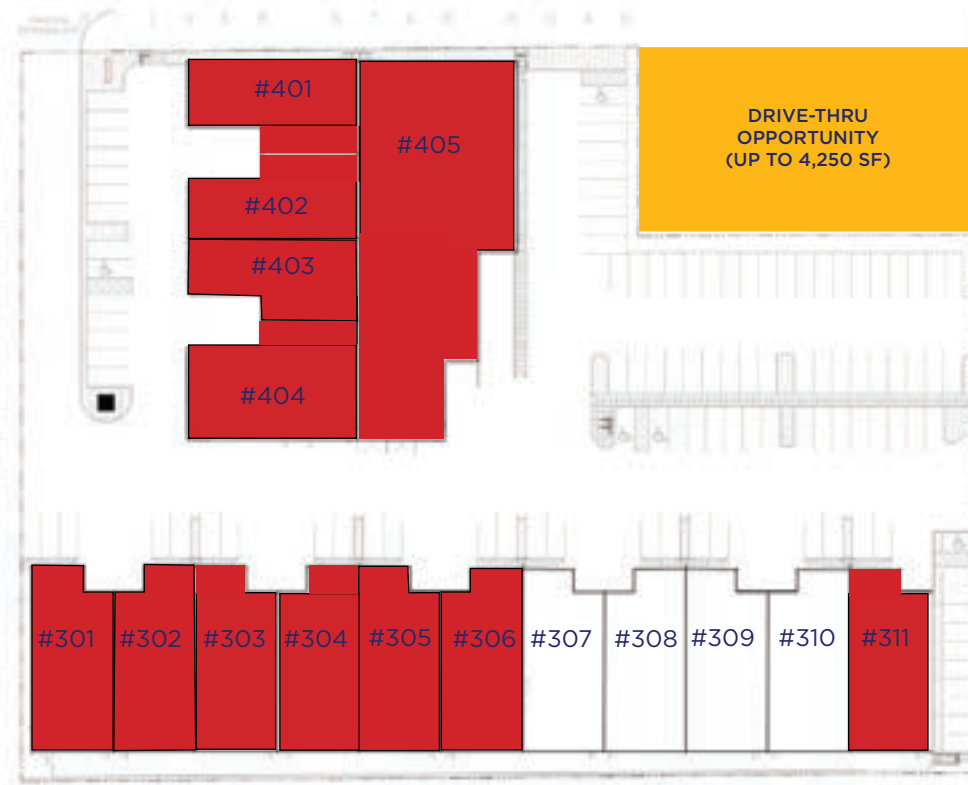
- 
PRICE
 Base Rent: \$16.50/SF
 Phase 1 NNN: \$4.69/SF
 Phase 2 NNN: \$4.80/SF
- 
INCENTIVES
 Incentives available,
 contact listing brokers

The first 2 phases of this 3-phased development are complete with leasing opportunities remaining starting at 2,560 SF. Zoned INDL - Light Industrial under the City of Vernon's recently updated land use bylaw, this property permits a wide range of industrial, retail, food & beverage, and service uses. Boasting a total of more than 115,000 SF of commercial space, Silver Star Gateway Business Park is already home to various tenants such as EMCO, National Seating Mobility, Polar Battery, and Sky Volleyball with exciting new industrial & retail tenants coming shortly, including Vernon's newest McDonald's sure to draw significant traffic and attention to the centre! Contact listing agents for more details on available and upcoming units, as well as incentive packages!



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 +/-	Leased	#309	2,780 +/-	For Lease
#302	2,780 +/-	Leased	#310	2,780 +/-	For Lease
#303	2,780 +/-	Leased	#311	2,780 +/-	Leased
#304	2,780 +/-	Leased	#401	3,217 +/-	Leased
#305	2,780 +/-	Leased	#402	2,234 +/-	Leased
#306	2,780 +/-	Leased	#403	2,234 +/-	Leased
#307	2,780 +/-	For Lease	#404	2,981 +/-	Leased
#308	2,780 +/-	For Lease	#405	9,564 +/-	Leased



To Kelowna Int. Airport
37 mins

To Downtown Vernon
7 mins

Okanagan Lake

Phase 3 Retail Now Completed

To Highway 1
58 mins

New McDonald's

Highway 97

27th Street

Phase 1 & 2
Industrial Units
Available Immediately!

Silver Star Road

Drive Thru
Opportunity

COMMUNITY FEATURES



Diversified and educated workforce



Pro-business city council



Regional population over 100,000



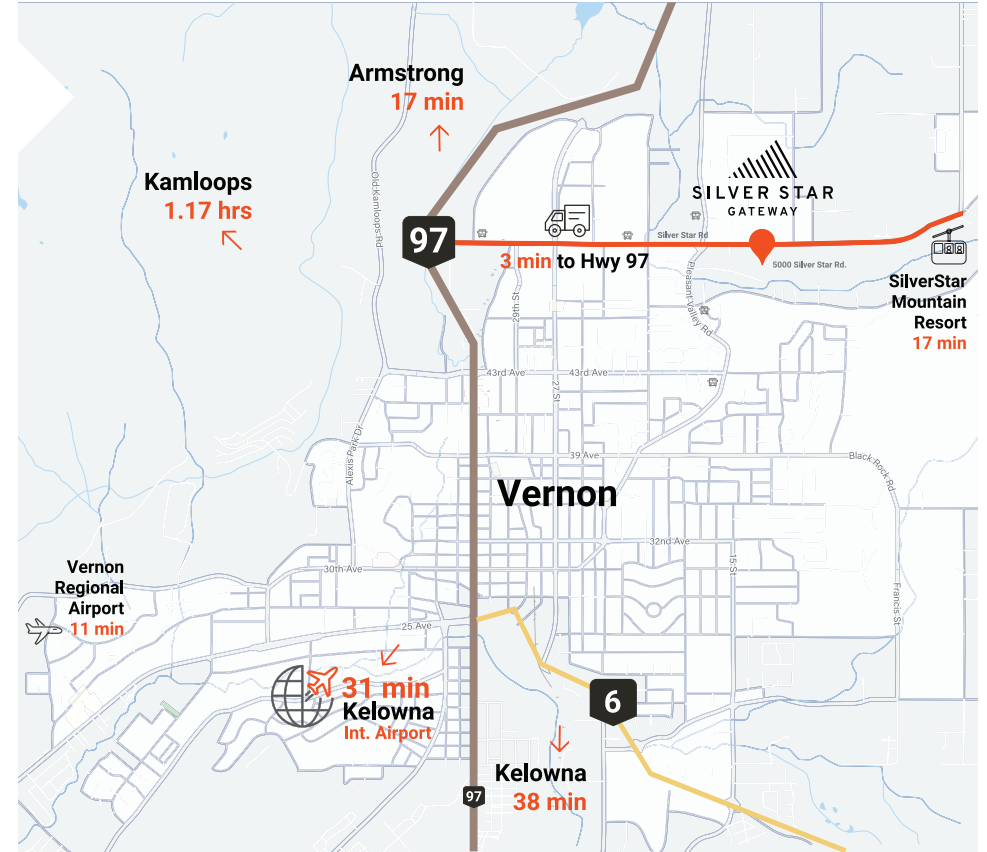
Location population of 49,000



Average income over \$65,000



Year-round recreational activities



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.

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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.

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