



KRIS McLAUGHLIN, CCIM
 PERSONAL REAL ESTATE CORPORATION
 250.870.2165
 kris@commercialbc.com



Unit #5-8 & 15-16, 4605 34 Street, Vernon, British Columbia V1T 5Y8

Listing

MLS®#: **10376376** Status: **Active** Title1/Title2: Lease: **\$16.50**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$16.50**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** Price Type: **Per Square Foot** DOM:
Recent: 02/19/2026 : New Listing



General Information

Transaction Type: **For Lease**

Parcel ID: Price x Unit: Shop:
 Yr Built: Bldg Name:
 Yr Rnvtd: Subdivision:
 Yr Blt Src:

Layout

Storeys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #: Lot SqFt:
 Water Access: Lot Acres:
 Fencing: W x L:
 View:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **21,884**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source: **Plans**

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **26**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

NOW LEASING – Phase 2 & 3 of Building B at SALT Centre, Vernon’s newest, master-planned, industrial complex. This is an opportunity to lease brand-new industrial space. Adjoining units 5 - 8 & 15 - 16 are in-line units encompassing all of Phase 2 and are listed together totaling 21,884 SF of industrial space. This is an outstanding offering of a larger industrial space that will allow for a combination of warehouse, office use and the potential for some retail functions into a single space. Units 5 - 8 are single level units located to the front of the building and will feature 4 grade level loading bays each with a 12’ x 14’ overhead door and units 15 - 16 are adjoining to the back of the building with both a grade level loading bay with a 12’ x 14’ overhead door and a dock level loading bay with a 8’ x 10’, in each of the rear units. The warehouse space features 26’ clear ceiling height, ESFR fire protection, gas-fired heaters, LED light fixtures and a 500 lb/sf floor load capacity. The rear units each have a 1,715 SF mezzanine level with a 100 lb/sf load capacity. This is an ideal larger industrial space for a combination of warehouse and office use. Prime location just off Highway 97 N with INDL – Light Industrial Zoning which allows for a multitude of uses. Construction is currently under way with an anticipated delivery in Q4 2026. There is potential to combine available units in Phase 2 & 3 if larger contiguous floor plans are desired, contact listing agent.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **4.60** Pckge Avail: B Type:

Lease

Lse Amount: **\$16.50** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **21,884** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **INDL**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **Lot B District Lot 38 Osoyoos Division Yale District Plan EPP1281**
 Zoning Desc: **Industrial-Light**
 Disclosures: **None**

Agent/Broker Info

List Agent: **Kris McLaughlin (12546)/Certified Commercial Investment Member / CCIM, Commercial Full, PREC** LA Ph: **250-870-2165** LA Email: kris@commercialbc.com
 List Office: **RE/MAX Kelowna (1346)** Office Ph: **250-717-5000** Address: **100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1**
 Co List Agt: **Nick Renton (22849)** COLA Ph: **778-584-5308** CoLA Em: nick.renton@williamwright.ca
 Co List Off: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**
 Co List Ag2: **Shelby Kostyshen (20729)** COLA2 Ph: **250-808-1442** CoLA2 Em: shelby.kostyshen@williamwright.ca
 Co List Off2: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**

Showing

Show Rqmts: **Call Listing Agent** Showing Service: **Touch Base**
 Show Remks: **NO TOUCHBASE; Contact Listing Broker.**
 List Brochure URL: <https://www.commercialbc.com/wp-content/uploads/2026/02/SALT-Centre-Building-B-Phase-2-3-Leasing-Brochure.pdf>

Listing/Contract Info

Seller Name: Wesmont Properties (SALT) Ltd.	Seller Interest in Title:	Internet Listing: Yes
Seller Phone:	Development Status:	Internet Address: Yes
Seller 2:	Occupant Name:	Occupant Ph:
Cross Listing ID:	Interboard ID:	Seller Ctc Opt Out: Yes
Property Cond:	Expiration Date: 08/21/2026	Seller Svy Opt Out: Yes
Activation Dt: 02/19/2026	Contract Eff Dt: 02/19/2026	Seller Builder:
Purchase Date:	Sold Date (Firm):	New Construction: No
Buyer Ag Comp: 2.5% on the 1st 5yrs; 1.5% thereafter; Tenants agent to attend 1st showing or comm reduced by 50%	Sold Price:	

REALTOR® Remarks: Measurements taken from plans. Please add Kris McLaughlin Personal Real Estate Corporation - RE/MAX Kelowna, Nick Renton and Shelby Kostyshen - William Wright Commercial to all offers presented.

The above information is from sources deemed reliable, but it should not be relied upon without independent verification

Unit #9, 10 & 14, 4605 34th Street, Vernon, British Columbia V1T 5Y8

Listing

MLS®#: **10376371** Status: **Active** Title1/Title2: Lease: **\$17.00**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$17.00**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** Price Type: **Per Square Foot** DOM:
Recent: 02/19/2026 : New Listing



General Information

Transaction Type: **For Lease**

Parcel ID:
 Yr Built:
 Yr Rnvtd:
 Yr Blt Src:

Price x Unit:
 Bldng Name:
 Subdivision:

Shop:

Layout

Storeys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #:

Water Access:
 Fencing:
 View:

Lot SqFt:
 Lot Acres:
 W x L:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **10,670**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source: **Plans**

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **26**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

NOW LEASING – Phase 2 & 3 of Building B at SALT Centre, Vernon’s newest, master-planned, industrial complex. This is an opportunity to lease brand-new industrial space. Adjoining units 9, 10 & 14 are in-line units in Phase 3 of Building B and are listed together totaling 10,670 SF of industrial space. This is an outstanding offering of flexible industrial space that will allow for a combination of warehouse, office use and the potential for some retail functions into a single space. Units 9 & 10 are single level units located to the front of the building and will feature two grade level loading bays each with a 12’ x 14’ overhead door and unit 14 is adjoining to the back of the building with both a grade level loading bay with a 12’ x 14’ overhead door as well as a dock level loading bay with a 8’ x 10’, offering a wide variety of loading options. The warehouse space features 26’ clear ceiling height, ESFR fire protection, gas-fired heaters, LED light fixtures and a 500 lb/sf floor load capacity. The rear unit also has a 1,715 SF mezzanine level with a 100 lb/sf load capacity. This is an ideal industrial space for a combination of warehouse and office use. Prime location just off Highway 97 N with INDL – Light Industrial Zoning which allows for a multitude of uses. Construction is currently under way with an anticipated delivery in Q4 2026. There is potential to combine available units in Phase 2 & 3 if larger contiguous floor plans are desired, contact listing agent.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **4.60** Pckge Avail: B Type:

Lease

Lse Amount: **\$17.00** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **10,670** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **INDL**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **Lot B District Lot 38 Osoyoos Division Yale District Plan EPP1281**
 Zoning Desc: **Industrial-Light**
 Disclosures: **None**

Agent/Broker Info

List Agent: **Kris McLaughlin (12546)/Certified** Commercial Investment Member / CCIM, LA Ph: **250-870-2165** LA Email: **kris@commercialbc.com**
 List Office: **RE/MAX Kelowna (1346)** Office Ph: **250-717-5000** Address: **100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1**
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 Co List Off: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**
 Co List Ag2: **Shelby Kostyshen (20729)** COLA2 Ph: **250-808-1442** CoLA2 Em: **shelby.kostyshen@williamwright.ca**
 Co List Off2: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**

Showing

Show Rqmts: **Call Listing Agent**

Showing Service: **Touch Base**

Show Remks: **NO TOUCHBASE; Contact listing Broker.**

List Brochure URL: <https://www.commercialbc.com/wp-content/uploads/2026/02/SALT-Centre-Building-B-Phase-2-3-Leasing-Brochure.pdf>

Listing/Contract Info

Seller Name: Wesmont Properties (Salt) Ltd.	Seller Interest in Title:	Internet Listing: Yes
Seller Phone:	Development Status:	Internet Address: Yes
Seller 2:	Occupant Name:	Occupant Ph:
Cross Listing ID:	Interboard ID:	Seller Ctc Opt Out: Yes
Property Cond:	Expiration Date: 08/21/2026	Seller Svy Opt Out: Yes
Activation Dt: 02/19/2026	Contract Eff Dt: 02/19/2026	Seller Builder:
Purchase Date:	Sold Date (Firm):	New Construction: No
Buyer Ag Comp: 2.5% on the 1st 5yrs; 1.5% Thereafter: Tenants agent to attend 1st showing or comm reduced 50%	Sold Price:	

REALTOR® Remarks: Measurements taken from plans. Please add Kris McLaughlin Personal Real Estate Corporation - RE/MAX Kelowna, Nick Renton and Shelby Kostyshen - William Wright Commercial to all offers presented

The above information is from sources deemed reliable, but it should not be relied upon without independent verification

Unit #11 & 12, 4605 34th Street, Vernon, British Columbia V1T 5Y8

Listing

MLS®#: **10376367** Status: **Active** Title1/Title2: Lease: **\$18.50**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$18.50**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** Price Type: **Per Square Foot** DOM:
Recent: 02/19/2026 : New Listing



General Information

Transaction Type: **For Lease**

Parcel ID:
 Yr Built:
 Yr Rnvtd:
 Yr Blt Src:

Price x Unit:
 Bldng Name:
 Subdivision:

Shop:

Layout

Stores:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #:

Water Access:
 Fencing:
 View:

Lot SqFt:
 Lot Acres:
 W x L:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **3,641**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source: **Builder**

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Overhd Doors 2: # Docks Total: Ceiling Feet: **26**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

NOW LEASING – Phase 2 & 3 of Building B at SALT Centre, Vernon’s newest, master-planned, industrial complex. This is an opportunity to lease brand-new industrial space. Adjoining units 11 & 12 are the highly desirable end-cap units of Building B – Phase 3 and are listed together totaling 3,641 SF of open warehouse space. This space is located at the front, southwest corner of the building with frontage along 34th Avenue and will feature two, grade level loading bays each with a 12’ x 14’ overhead door for convenient access, 26’ clear ceiling height, ESFR fire protection, gas-fired heaters, LED light fixtures and a 500 lb/sf floor load capacity. Prime location just off Highway 97 N with INDL – Light Industrial Zoning which allows for a multitude of uses. Construction is currently under way with an anticipated delivery in Q4 2026. There is potential to combine available units in Phase 2 & 3 if larger contiguous floor plans are desired, contact listing agent.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **4.60** Pckge Avail: B Type:

Lease

Lse Amount: **\$18.50** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **3,641** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **INDL**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **Lot B District Lot 38 Osoyoos Division Yale District Plan EPP1281**
 Disclosures: **None**

Agent/Broker Info

List Agent: **Kris McLaughlin (12546) / Certified** Commercial Investment Member / CCIM, LA Ph: **250-870-2165** LA Email: kris@commercialbc.com
Commercial Full, PREC
 List Office: [RE/MAX Kelowna \(1346\)](#) Office Ph: **250-717-5000** Address: **100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1**
 Co List Agt: **Nick Renton (22849)** COLA Ph: **778-584-5308** CoLA Em: nick.renton@williamwright.ca
 Co List Off: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**
 Co List Ag2: **Shelby Kostyshen (20729)** COLA2 Ph: **250-808-1442** CoLA2 Em: shelby.kostyshen@williamwright.ca
 Co List Off2: **William Wright Commercial (3256)** Office Ph: **236-420-3558** Address: **205 - 478 Bernard Ave, Kelowna V1Y 6N7**

Showing

Show Rqmts: **Call Listing Agent** Showing Service: **Touch Base**

Show Remks: **NO TOUCHBASE: Contact listing Broker**

List Brochure URL: <https://www.commercialbc.com/wp-content/uploads/2026/02/SALT-Centre-Building-B-Phase-2-3-Leasing-Brochure.pdf>

Listing/Contract Info

Seller Name: **Wesmont Properties (Salt) Ltd.** Seller Interest in Title: Internet Listing: **Yes**
Seller Phone: Development Status: Internet Address: **Yes**
Seller 2: Seller 3: Occupant Name: Occupant Ph:
Cross Listing ID: Interboard ID: Expiration Date: **08/21/2026** Seller Ctc Opt Out: **Yes**
Property Cond: Last Modified: **02/19/2026** Seller Svy Opt Out: **Yes**
Activation Dt: **02/19/2026** Contract Eff Dt: **02/19/2026** Last Modified: **02/19/2026** Seller Builder:
Purchase Date: Sold Date (Firm): Sold Price: New Construction: **No**
Buyer Ag Comp: **2.5% on the 1st 5yrs; 1.5% thereafter up to 10 yrs: Tenants Agent to attend 1st showing or comm reduced 50%**
REALTOR® Remarks: Measurements taken from plans. Please add Kris McLaughlin Personal Real Estate Corporation - RE/MAX Kelowna, Nick
Renton and Shelby Kostyshen - William Wright Commercial to all offers presented.

The above information is from sources deemed reliable, but it should not be relied upon without independent verification

Unit #5, 4605 34th Street, Vernon, British Columbia V1T 5Y8

Listing

MLS®#: **10376364** Status: **Active** Title1/Title2: Lease: **\$18.00**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$18.00**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** Price Type: **Per Square Foot** DOM:
Recent: 02/19/2026 : New Listing



General Information

Transaction Type: **For Lease**

Parcel ID:
 Yr Built:
 Yr Rnvtd:
 Yr Blt Src:

Price x Unit:
 Bldng Name:
 Subdivision:

Shop:

Layout

Storeys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #:

Lot SqFt:
 Lot Acres:
 W x L:

Water Access:
 Fencing:
 View:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **1,657**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source: **Builder**

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **26**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

NOW LEASING – Phase 2 & 3 of Building B at SALT Centre, Vernon’s newest, master-planned, industrial complex. This is an opportunity to lease brand-new industrial space. Unit 5 is a single level, in-line warehouse unit totaling 1,657 SF of open warehouse space. Unit will be delivered in shell state, ready for you to design and finish to meet your business needs. This unit is located at the front of the building and will feature a single, grade level loading bay with a 12’ x 14’ overhead door for convenient access, 26’ clear ceiling height, ESFR fire protection, gas-fired heaters, LED light fixtures and a 500 lb/sf floor load capacity. Prime location just off Highway 97 N with INDL – Light Industrial Zoning which allows for a multitude of uses. Construction is currently under way with an anticipated delivery in Q4 2026. There is potential to combine available units if larger contiguous floor plans are desired, contact listing agent.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **4.60** Pckge Avail: B Type:

Lease

Lse Amount: **\$18.00** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **1,657** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **INDL**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
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 Zoning Desc: **Industrial-Light**
 Disclosures: **None**

Agent/Broker Info

List Agent: **Kris McLaughlin (12546)/Certified Commercial Investment Member / CCIM, Commercial Full, PREC** LA Ph: **250-870-2165** LA Email: **kris@commercialbc.com**
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Showing

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Show Remks: **Contact Listing Broker - NO TOUCHBASE**

List Brochure URL: <https://www.commercialbc.com/wp-content/uploads/2026/02/SALT-Centre-Building-B-Phase-2-3-Leasing-Brochure.pdf>

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Seller Phone: Development Status: Internet Address: **Yes**
Seller 2: Seller 3: Occupant Name: Occupant Ph:
Cross Listing ID: Interboard ID: Expiration Date: **08/21/2026** Seller Ctc Opt Out: **Yes**
Property Cond: Last Modified: **02/19/2026** Seller Svy Opt Out: **Yes**
Activation Dt: **02/19/2026** Contract Eff Dt: **02/19/2026** Last Modified: **02/19/2026** Seller Builder:
Purchase Date: Sold Date (Firm): Sold Price: New Construction: **No**
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REALTOR® Remarks: Measurements taken from plans. Please add Kris McLaughlin Personal Real Estate Corporation - RE/MAX Kelowna, Nick
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