

**ONLY 5 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

- 

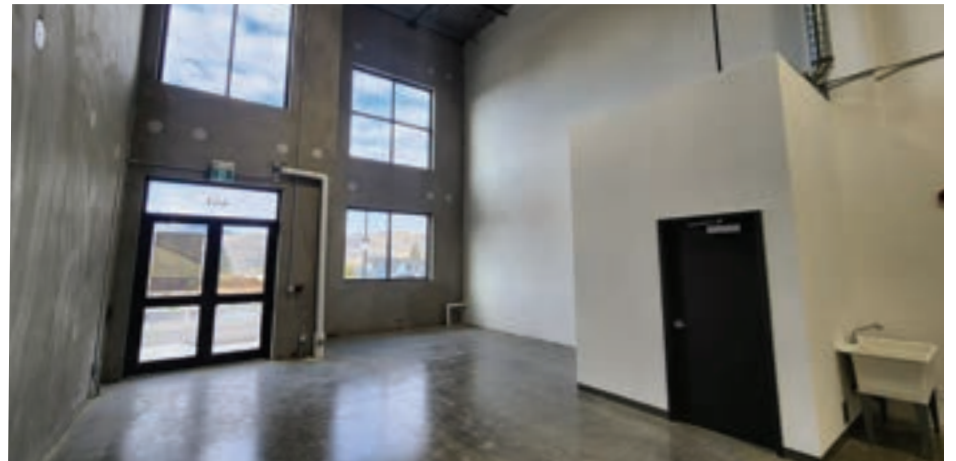
**PRICE**  
Base Rent: \$16.50/SF  
Phase 1 NNN: \$4.69/SF  
Phase 2 NNN: \$4.80/SF
- 

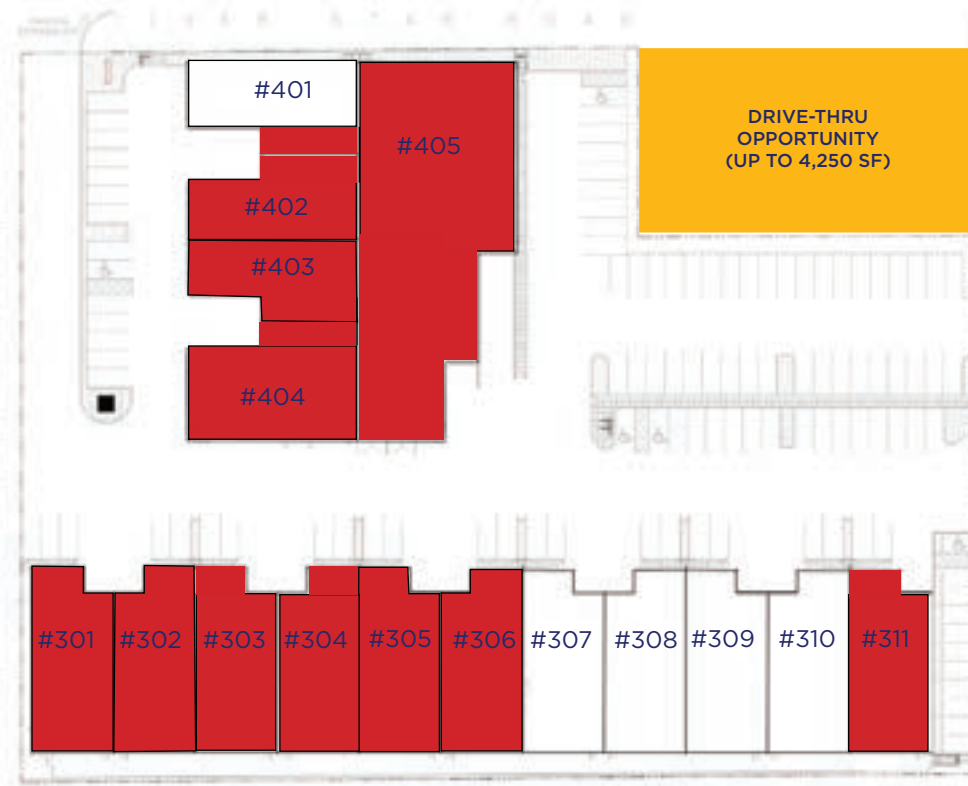
**INCENTIVES**  
Incentives available,  
contact listing brokers

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 +/-	For Lease
#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 Fully Leased!

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



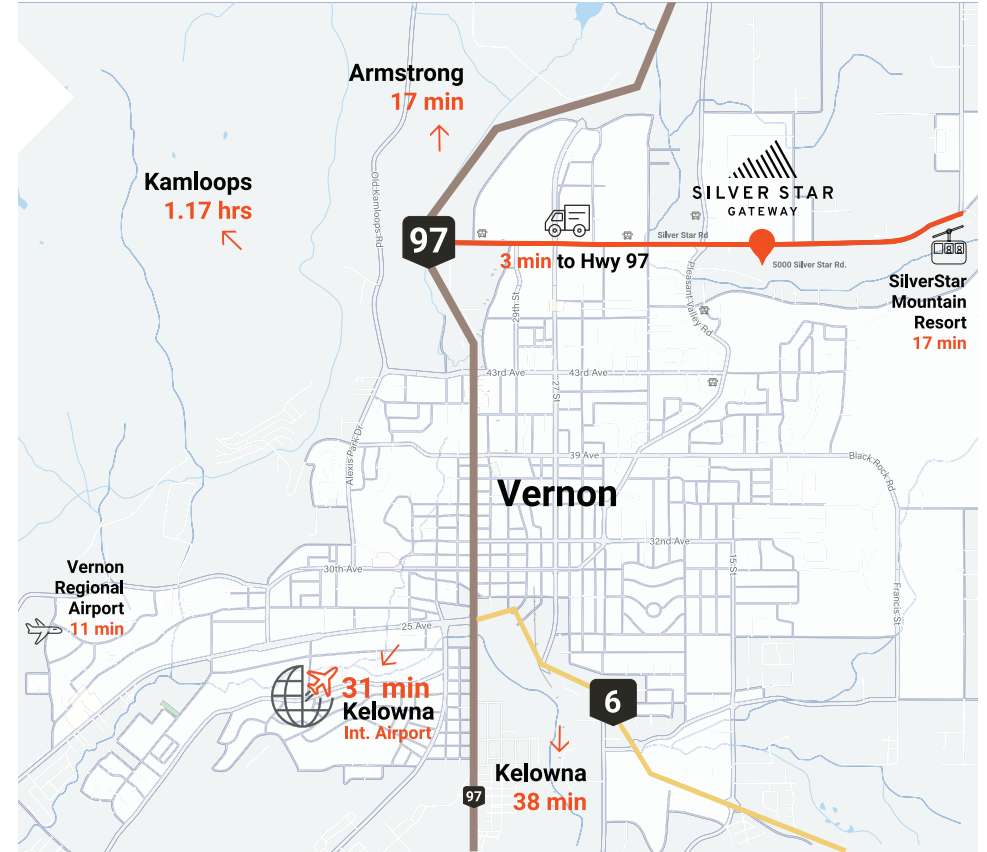
Location population of 49,000



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.

### 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).