



1021 Waddington Dr.

921 Waddington Dr.

**FOR LEASE**

**921 & 1021 WADDINGTON DRIVE**

VERNON, BRITISH COLUMBIA

**FLEXIBLE WAREHOUSE & OFFICE OPPORTUNITY**



# PROPERTY FEATURES



### LOCATION

North Okanagan industrial area with access to major routes



### LAYOUT

Functional layout supporting warehouse and office use



### YARD

Small private yard area for storage or operational use



### LOADING

Grade-level loading with functional warehouse access 18' clear ceiling height

# THE NUMBERS



### SIZE

Total: ±4,384 SF  
 921 Waddington: ±1,584 SF  
 1021 Waddington: ±2,800 SF



### PRICE

\$12.50/SF



### AVAILABILITY

Immediate

Position your business in a flexible industrial setting in Vernon's North Okanagan, offering the rare opportunity to lease warehouse and office space together or separately.

921 Waddington Drive features ±1,584 SF of open warehouse space with an 18' ceiling height, grade-level loading, and a small private yard - ideal for storage, equipment, or light industrial users.





1021 Waddington Drive offers ±2,800 SF over two floors, combining office and retail space with flexible work areas, storage, washroom facilities, and ample onsite parking for staff and customers.

Together, the properties total ±4,384 SF and may be leased individually or combined, providing a unique opportunity for businesses seeking both warehouse functionality and professional office space in one convenient location.

# VERNON AT A GLANCE

Vernon is the commercial and service hub of the North Okanagan, serving a broad regional trade area extending from Lake Country to Armstrong and surrounding rural communities. As the area's primary centre for retail, healthcare, education, and government services, Vernon supports a diverse and stable economic base.

## DEMAND DRIVERS

-  **HISTORY**  
Established in the late 1800s as an agricultural and railway centre, Vernon has evolved into the North Okanagan's primary commercial and institutional hub.<sup>1</sup>
-  **REGIONAL HUB**  
Primary commercial centre serving the North Okanagan trade area.<sup>2</sup>
-  **INSTITUTIONAL BASE**  
Supported by Vernon Jubilee Hospital, Okanagan College, and government services.<sup>3</sup>
-  **TOURISM & RECREATION**  
Four-season tourism supported by SilverStar Mountain Resort and proximity to Kalamalka and Okanagan Lakes.<sup>4</sup>
-  **DEMOGRAPHICS**  
Population: ~40,000+ (City) | ~65,000+ (Regional Trade Area)<sup>5</sup>  
Median Household Income: ~\$85,000-\$90,000<sup>6</sup>



### Sources:

<sup>1</sup> City of Vernon - Municipal History & Official Community Plan

<sup>2</sup> Regional District of North Okanagan (RDNO)

<sup>3</sup> Interior Health; Okanagan College

<sup>4</sup> Tourism Vernon; SilverStar Mountain Resort

<sup>5</sup> Statistics Canada - 2021 Census Profile

<sup>6</sup> BC Stats - 2023 Sub-Provincial Population Estimates





To Kelowna  
International Airport  
30 mins

To Lake Country, BC  
30 mins

Subject  
Properties

Save-On-Foods

World Health & Fitness

BC Hydro

BNA Brewing

Buckerfield's Vernon

Kalamalka Lake Rd.

Highway 6

Waddington Dr.

Kosmina Road

Waste Connections

To Armstrong, BC  
25 mins



Let's chat.

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