

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

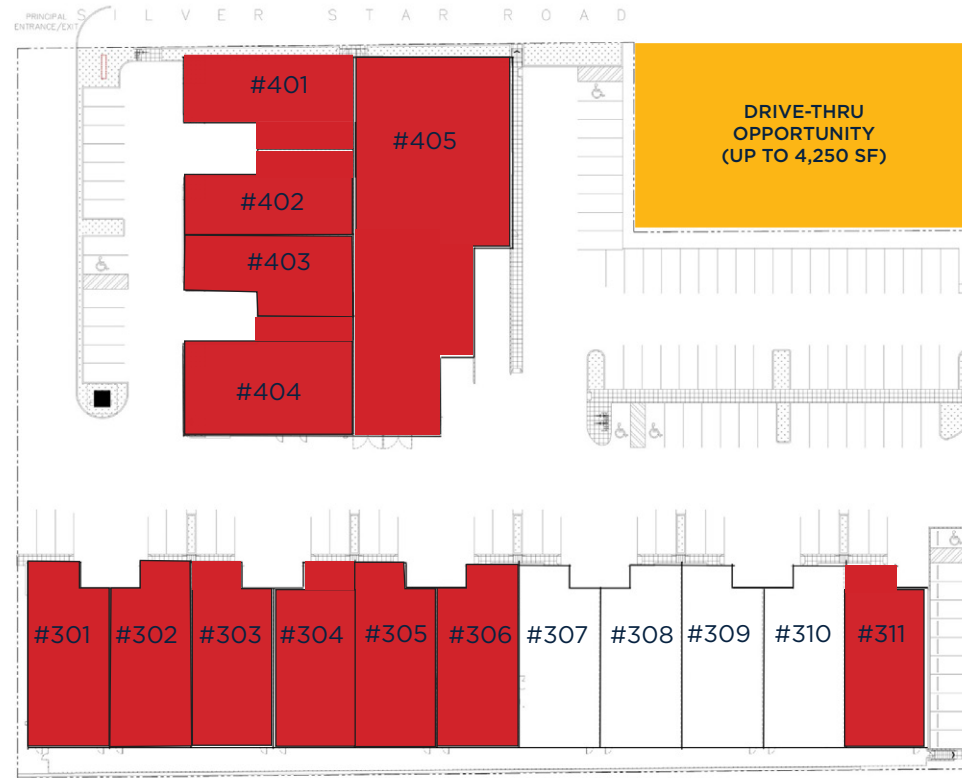
Incentives available,
contact listing brokers

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!



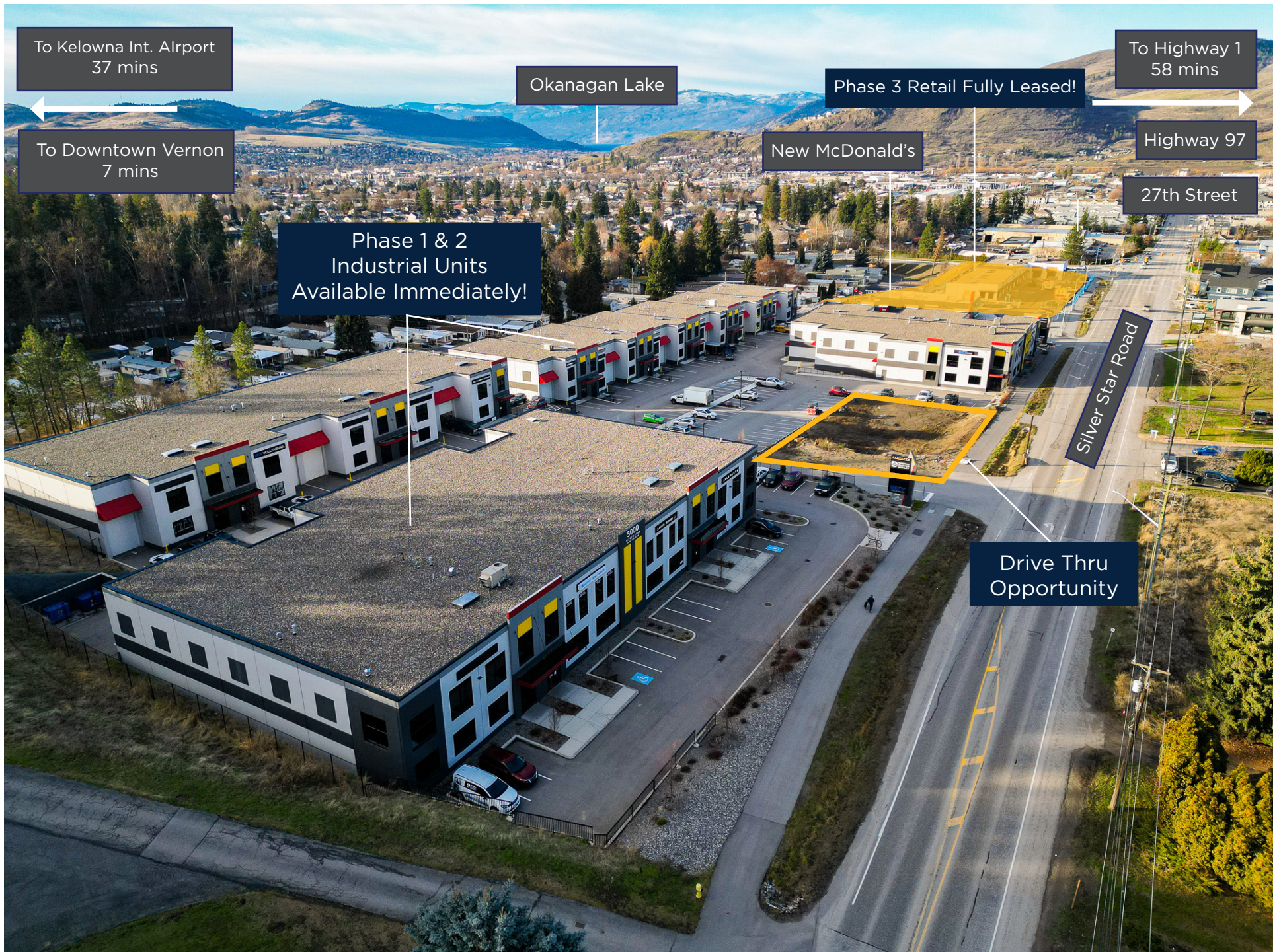
5000 SILVER STAR ROAD, VERNON, BC





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 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

5000 SILVER STAR ROAD, VERNON, BC

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.¹



REGIONAL HUB

Primary commercial centre serving the North Okanagan trade area.²



INSTITUTIONAL BASE

Supported by Vernon Jubilee Hospital, Okanagan College, and government services.³



TOURISM & RECREATION

Four-season tourism supported by SilverStar Mountain Resort and proximity to Kalamalka and Okanagan Lakes.⁴



DEMOGRAPHICS

Population: ~40,000+ (City) | ~65,000+ (Regional Trade Area)⁵

Median Household Income: ~\$85,000-\$90,000⁶



Sources:

¹ City of Vernon – Municipal History & Official Community Plan

² Regional District of North Okanagan (RDNO)

³ Interior Health; Okanagan College

⁴ Tourism Vernon; SilverStar Mountain Resort

⁵ Statistics Canada – 2021 Census Profile

⁶ BC Stats – 2023 Sub-Provincial Population Estimates



Let's chat.

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