

AFFORDABLE WAREHOUSE FOR LEASE

4 - 4320 29th Street, Vernon, BC

- New façade and insulation upgrades in 2025!
- Rear covered loading area with 10' x 10' overhead door at grade
- Front area includes shipping entrance plus separate main reception display area entrance
- Front areas are air-conditioned with forced air heating in the warehouse
- Landlord will provide painting and new flooring to front office area (if needed)
- 200amp 3 Phase Power likely in place (please verify)
- Abundant parking with 10 year-round stalls included (more available)
- Zoned I1 Light Industrial which allows for many uses (see last page for summary)

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
4360	\$13.25	\$4.77	\$6873	GST and utilities

* Base Rent to increase 3% annually to over inflation

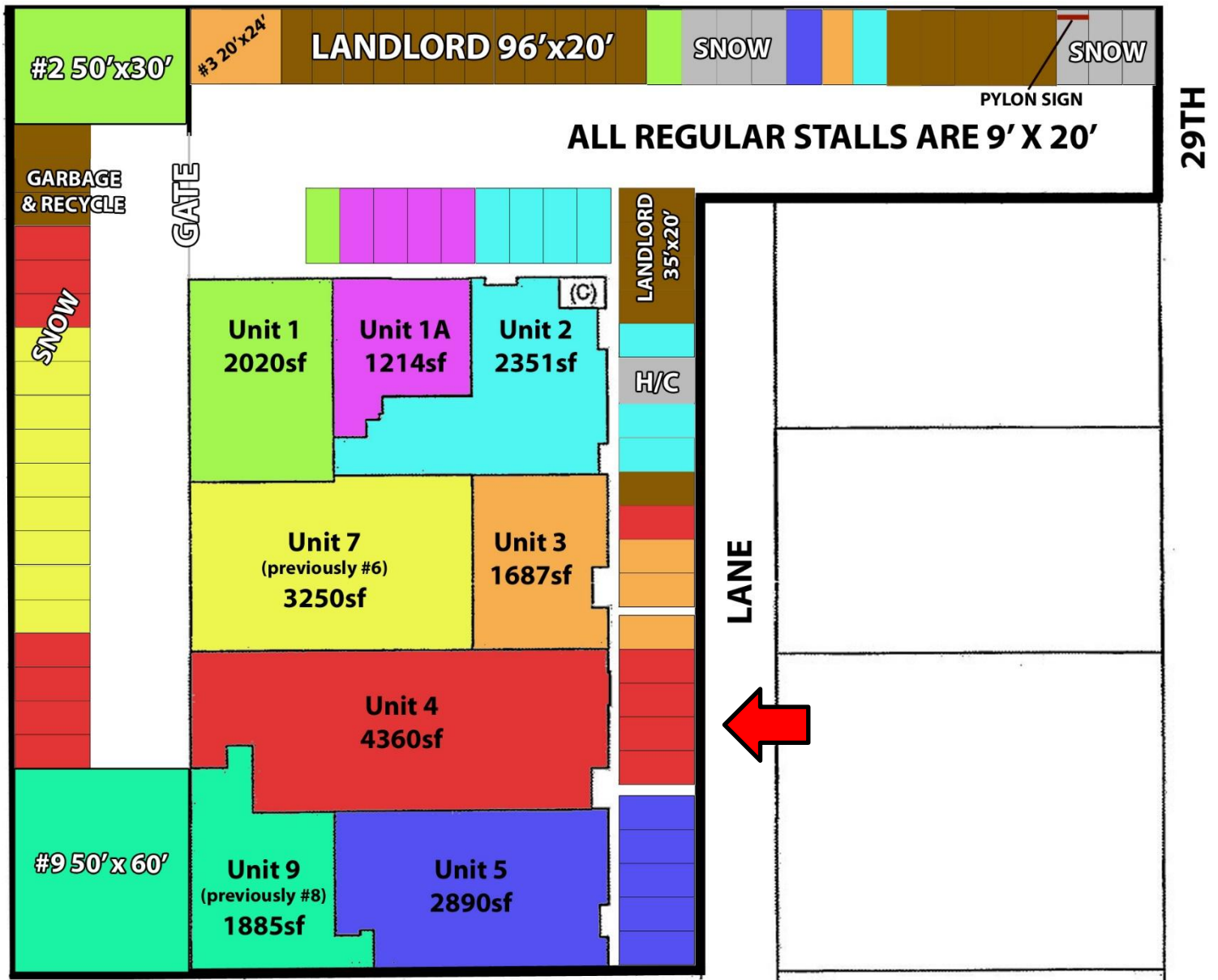


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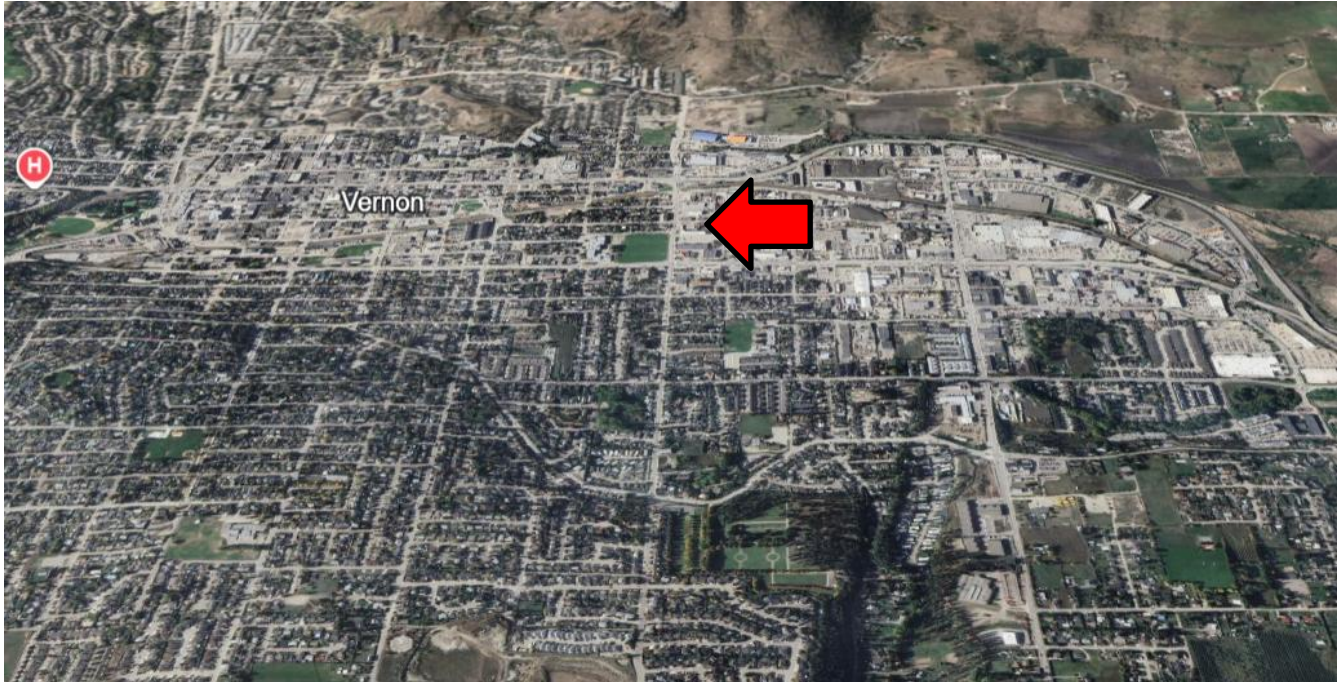
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Building and Parking Plan



Great Central Vernon location!



Front Aerial Perspective showing reception and ample front parking



Interior Warehouse Photos:



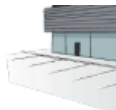
Interior Front Photos (prior to upgrades):



Zoning:

Here is a summary of the I2 Permitted Uses. Please see zoning definitions of allowable uses on the following page. Tenants are encouraged to connect with the City of Vernon to confirm if their use is allowed at this property within the current zoning.

12.1.2 Permitted Uses



Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Security or Operator Dwelling Unit		●
<i>Commercial</i>		
Accessory Parking		●
Auction Sales	●	
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Minor Indoor Entertainment	●	
Office		●
Outdoor Sales & Service	●	
Outdoor Vending		●
Temporary Storage		●
Vehicle Storage	●	
Vehicle Support Services	●	
<i>Industrial</i>		
Crematorium	●	
Drive-through Vehicle Services	●	
Indoor Self Storage	●	
Light Industrial	●	
Major Alcohol Production	●	
Shipping Container Storage	●	
<i>Community</i>		
Community Service	●	
Special Event		●
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Recycling Drop-off Centre	●	
Transit Facility	●	

Permitted Primary Use definitions:

Bar means premises used primarily for the sale of alcoholic beverages for on-site consumption. Food and non-alcoholic drinks may also be offered at these premises. Less than 10% of the total Floor Area is used for entertainment areas for dancing, performance stages and other ancillary activities. Typical examples include: taverns, pubs, brew pubs, micro distilleries with sampling rooms, and cocktail lounges.

Food and Beverage Service means the sale of prepared food and drinks to the public for consumption on or off-site which may include the sale of alcoholic beverages. This Use does not include Grocery Stores or Drive-through Services relating to food. (Bylaw 6012) Typical examples include: cafes, coffee shops, juice bars, and restaurants.

Indoor Sales and Service means the provision of goods or services within a Building such as the retail sales of goods, repair services, personal services, training facilities for household pets, or commercial instruction. (Bylaw 6012) Typical examples include: art studios, convenience stores, commercial schools, electronics repair services, hair salons, household item repair services, indoor markets, pawnshops, pet Section 2: Interpretation City of Vernon Zoning Bylaw #6000 page 18 care and grooming, pharmacies, second-hand stores, tailor shops, thrift shops, and tattoo parlours

Light Manufacturing means the manufacture or crafting of products that may be sold to consumers or commercial businesses. Products may be consumed on-site where associated with food and beverage production activities. This Use does not include Cannabis Cultivation and Processing. Typical examples include: commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacturing or assembly, small-scale manufacturing, as well as wineries and distilleries

Minor Indoor Entertainment means the use of indoor facilities for entertainment or active recreation serving a local population. Typical examples include: arcades, bingo halls, bowling alleys, climbing facilities, fitness facilities, gyms, gymnastic facilities, indoor playgrounds, trampoline centres.

Outdoor Sales and Service means premises used for sales and service activities taking place primarily outdoors. This may include Vehicle Storage or display. Typical examples include: sales, service and rentals of automotive and Recreation Vehicles (with a gross vehicle weight rating (GVWR) of less than 5,500 kg).

Vehicle Support Service means the use of land for the repair, maintenance, or fueling of automobiles and other Vehicles with a gross vehicle weight rating (GVWR) of less than 5,500 kg. Typical examples include: vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This Use does not include Minor Industrial Uses.

Light Industrial means premises used primarily for one or more of the following activities: i. auto body repair and paint shops; ii. automotive and equipment repair shops; iii. Cannabis Cultivation and Processing; iv. contractor and construction services; v. equipment or Vehicle repair and storage facilities; vi. laboratories; vii. Landscaping supply facilities; viii. materials storage yards; ix. research facilities; x. taxi or limousine services; xi. truck storage yards; xii. Vehicle and equipment sales and rentals; xiii. aircraft sales and rentals; xiv. Mobile Home sales and storage yards; and xv. warehouses.

Major Alcohol Production means production of alcoholic beverages or alcohol products in quantities greater than 10,000 hectoliters (219,969 imperial gallons) per year, with alcoholic content exceeding 1% by volume. This Use excludes small-scale alcohol production (see Light Manufacturing).

Community Service means premises used for public institutional, cultural, recreational, religious, spiritual, social, arts, or educational activities. This Use does not include Child Care Services, Libraries, or Schools. Typical examples include: community halls, community league buildings, community recreation centres, Religious Assemblies, Seasonal Shelters, Temporary Shelter Services, and Year round Shelters.