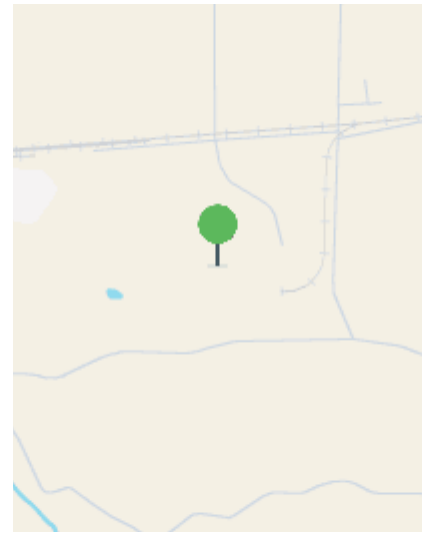




WAREHOUSE SPACE FOR LEASE IN COLDSTREAM

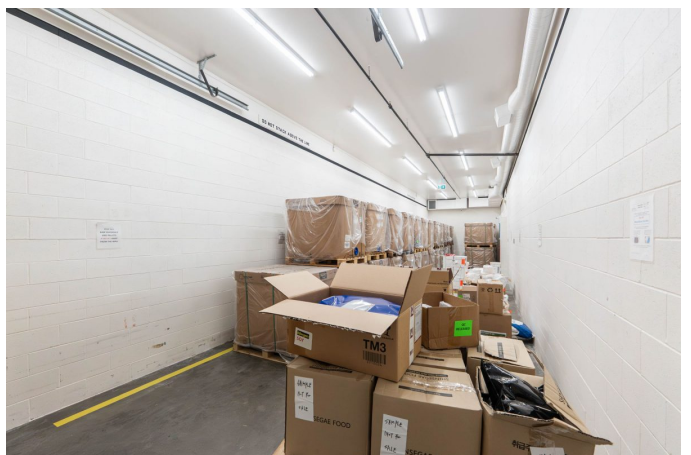
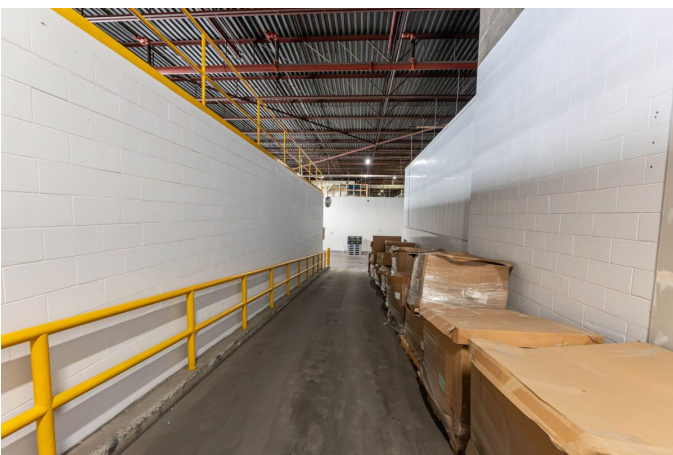
9622 HILL DRIVE, COLDSTREAM, BC, V1B 0B1

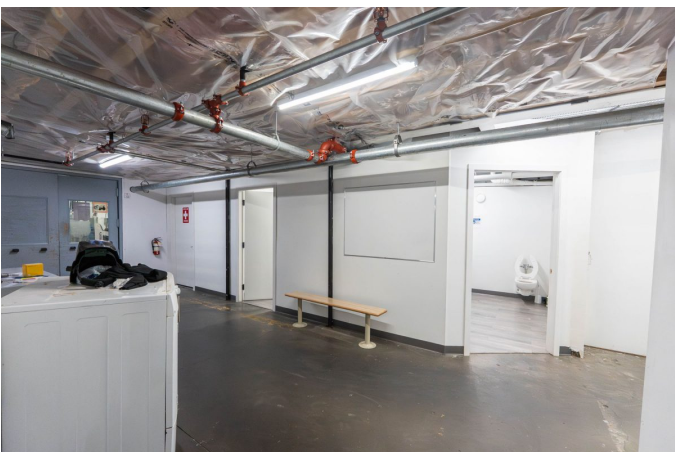
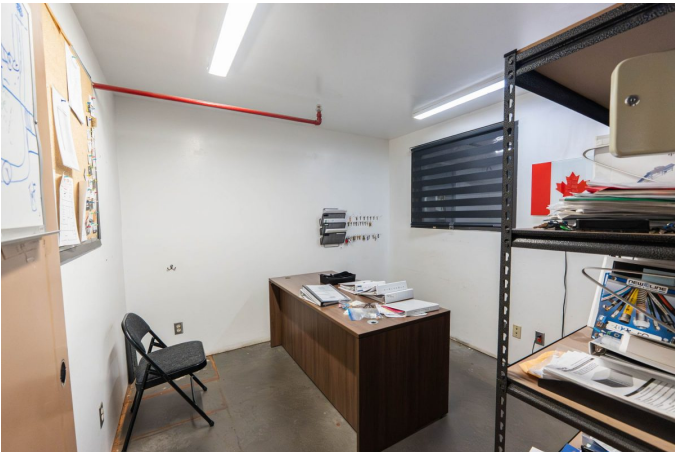
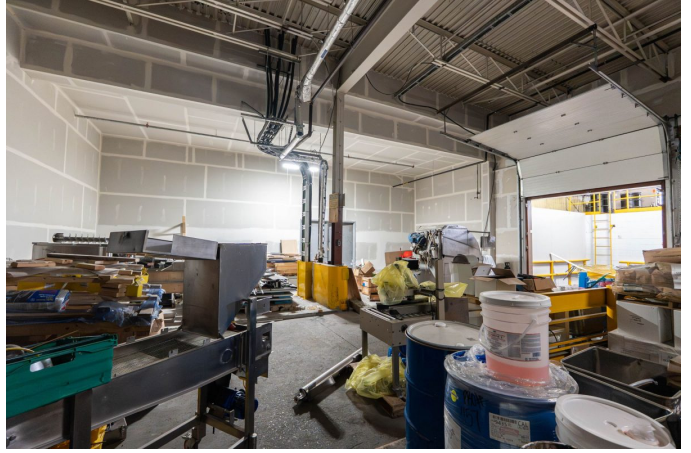
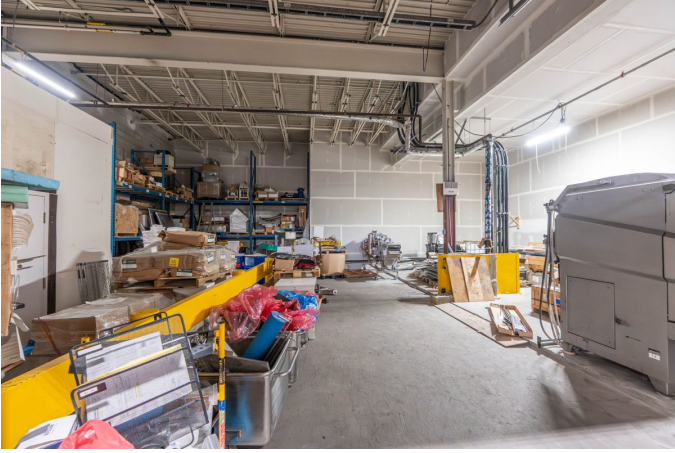
PRICE: STARTING AT \$7.00 PSF



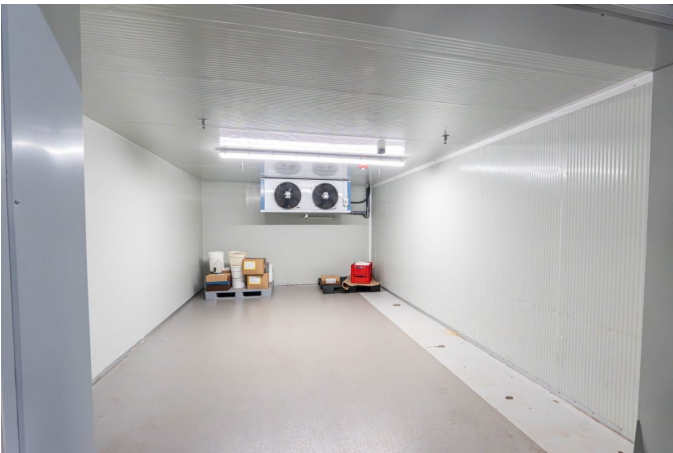
PROPERTY DESCRIPTION

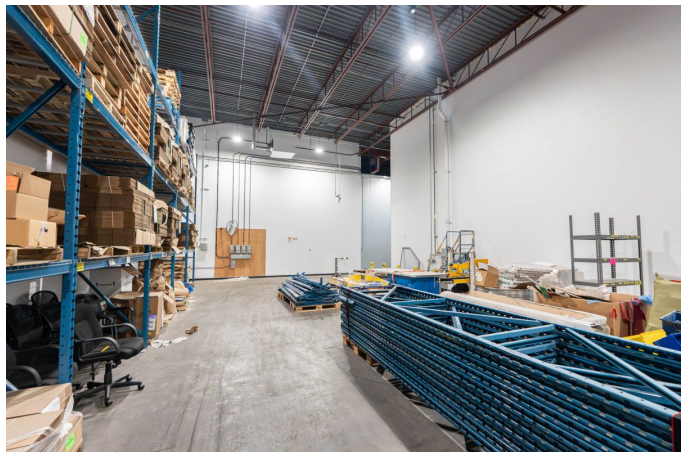
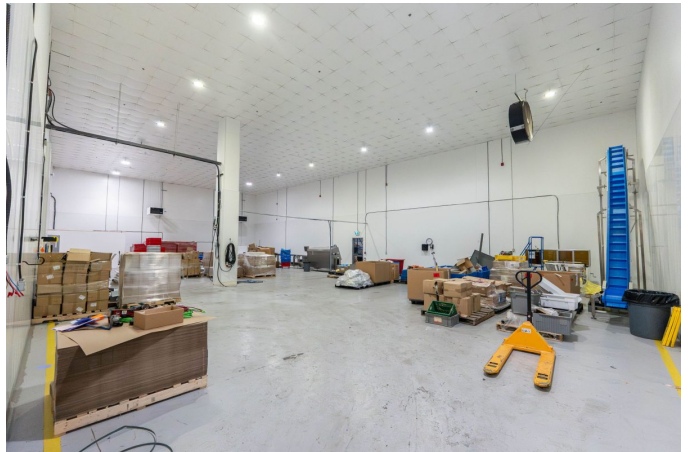
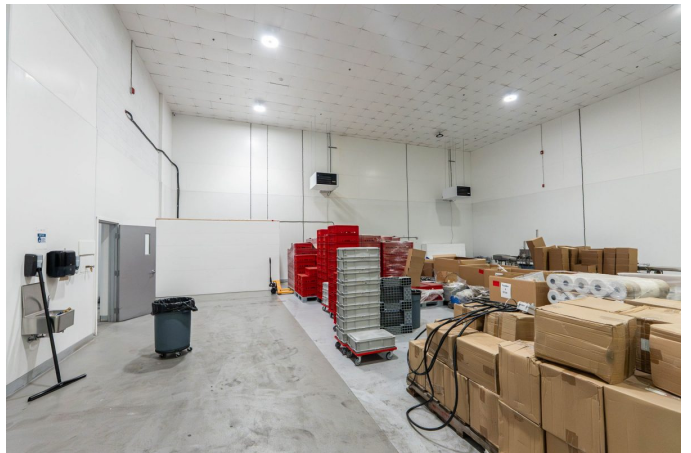
- Rare opportunity to lease from 3,000 SF up to 50,000 SF of warehouse area.
- Located in the Greater Vernon Area of Coldstream, with easy access to Highway 6, just 15 minutes to downtown Vernon.
- This leasing opportunity allows for many flexible lease terms and a customizable footprint.
- Opportunity exists for 30,000 SF of purpose built food production space.
- 24 hour access to the property and 24 hour security on site.
- I2 Industrial zoning allows for a multitude of uses.
- Industrial utilities available - water, gas and power.
- Ample on-site parking.

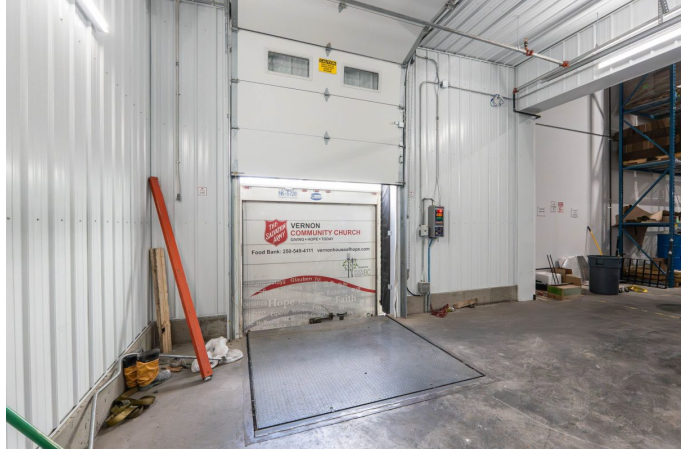


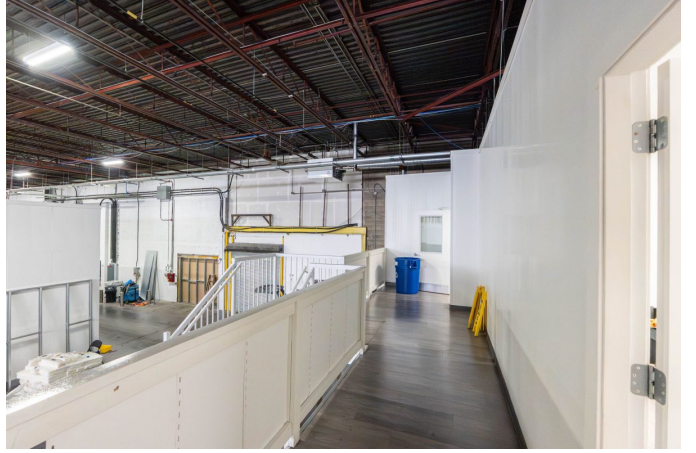
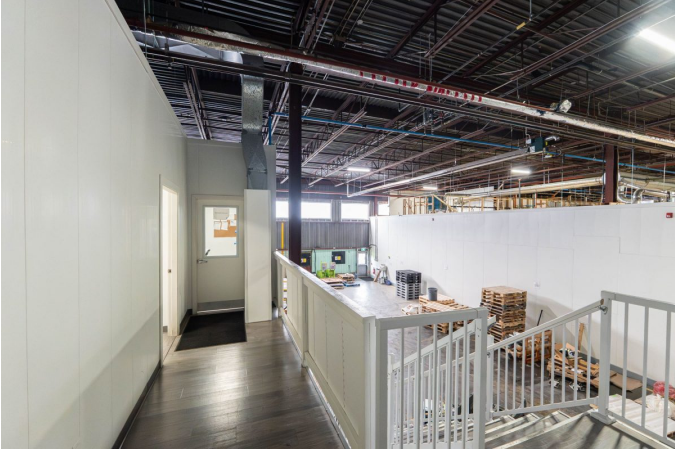


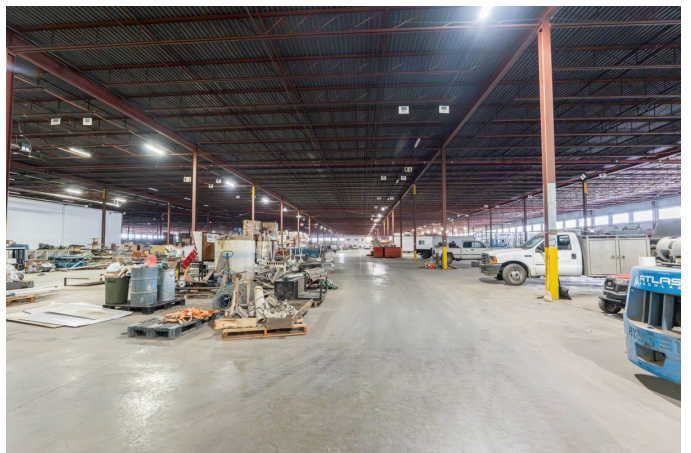


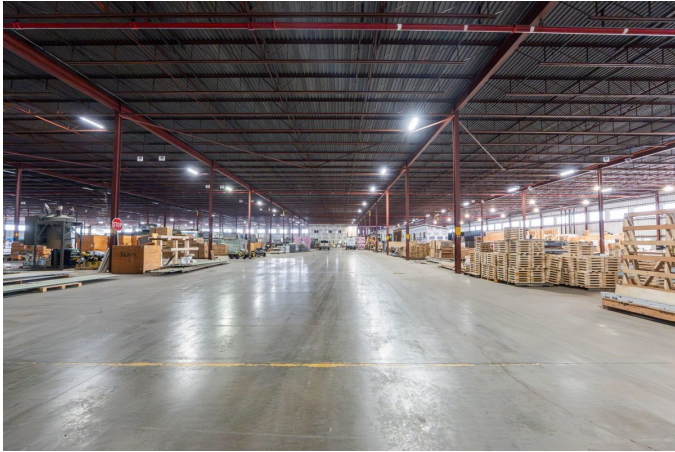












ADDITIONAL INFORMATION

MUNICIPAL ADDRESS

9622 Hill Drive, Coldstream, BC, V1B 0B1

LEGAL DESCRIPTION

STRATA LOT 1 SECTION 24 TOWNSHIP 6 AND OF DISTRICT LOT 12 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6642 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOCATION DETAILS

Located in the Greater Vernon Area of Coldstream, with easy access to Highway 6, just 15 minutes to downtown Vernon.

BUILDING AREA

Up to 75,000 SF

LEASABLE AREA

Up to 75,000 SF

PARKING

Ample parking and maneuvering space for trucks

ZONING

I2 Industrial

BASE RENT

Starting at \$7.00 PSF

EST. ADDITIONAL RENT

\$2.04 PSF

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.