135 L & A CROSS ROAD, VERNON

UNIQUE 2-STOREY INDUSTRIAL FACILITY WITH OFFICE SPACE

FOR LEASE

WILLIAM | WRIGHT

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PROPERTY OVERVIEW

This unique 11,645 SF two-storey industrial facility offers an exceptional combination of functionality, quality and flexibility. The well-maintained building is in great condition and provides a versatile footprint suitable for a variety of industrial, commercial and service-oriented users. Both dock and grade-level loading provide convenient options for shipping, receiving and day-to-day operations. The property also offers ample on-site parking, supporting employees, customers and visitors with ease. For users requiring additional outdoor space, yard space may be available, providing added flexibility for storage or operational needs. The site is fully fenced and secured with gated access, offering enhanced security for vehicles, equipment and inventory.

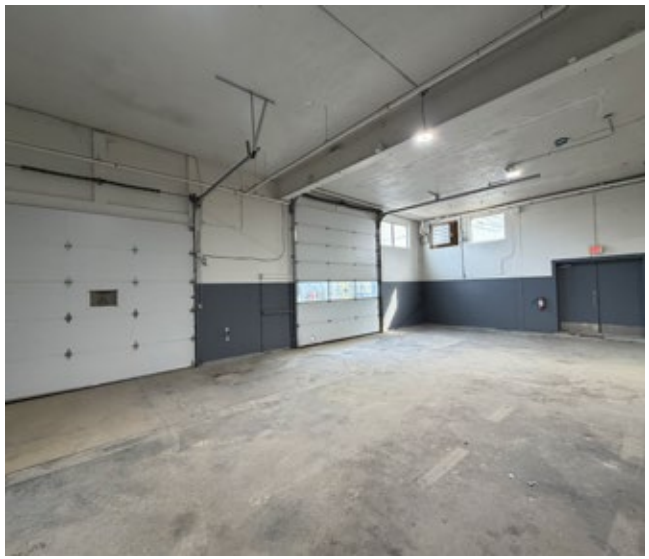
Located in the established South Spallumcheen industrial area, the property provides excellent access to Vernon, Armstrong, Kelowna, and major regional transportation routes. This is a rare opportunity to secure a high-quality industrial facility with the loading, parking, and security. Please reach out to the listing team for more information.

OPPORTUNITY TO SECURE A HIGH-QUALITY INDUSTRIAL FACILITY IN VERNON

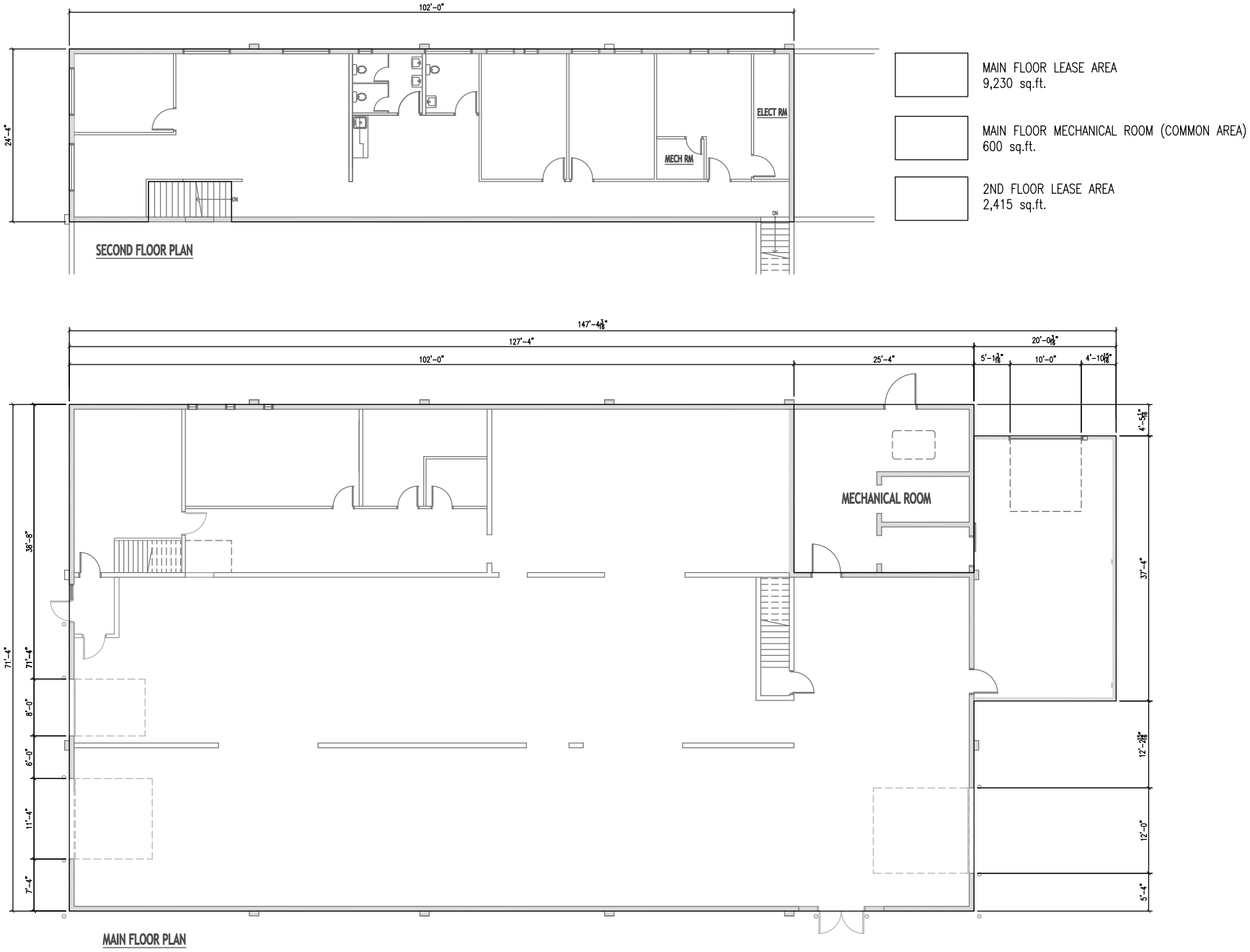
- **Unique 2-storey industrial facility with office space**
- **Very well-maintained building**
- **Dock & Grade Loading**
- **Fully fenced and secured gate**
- **Ample on-site parking**

SALIENT FACTS

Size	Total: ± 11,645 SF Main Floor: ± 9,230 SF 2nd Floor Office: ± 2,415 SF
Zoning	I2 (General Industrial)
Power	3-phase 600 amps
Loading	1 dock-level & 3 grade-level
Parking	Ample On-site
Clear Height	16 ft
Availability	Immediate Possession
Yard	Contact Listing Agents
Basic Rent	$11.50/SF
Additional Rent	$7.40/SF

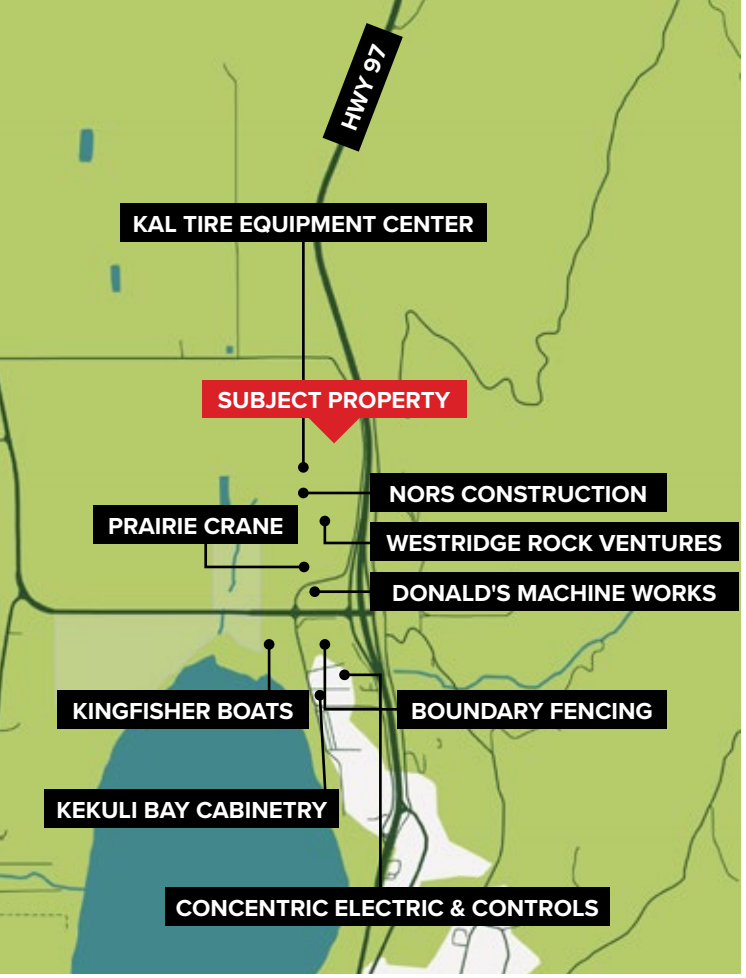


FLOORPLAN



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

ADDITIONAL YARD SPACE MAY BE AVAILABLE. INQUIRE FOR MORE DETAILS.



LOCATION

135 L & A Cross Road is strategically located in the established South Spallumcheen industrial area, offering convenient access to Vernon, Armstrong and the broader North and Central Okanagan markets. The property provides excellent connectivity to Highway 97A and Highway 97, supporting efficient transportation and regional access. The surrounding area features a strong concentration of industrial, agricultural, equipment and service-oriented businesses. This location offers an ideal setting for businesses seeking a functional industrial base with excellent regional accessibility.

FOR MORE INFORMATION CONTACT

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