

4127 Palisades Place, Armstrong, BC

Climate-controlled office/warehouse off HWY 97

Exceptional opportunity to acquire a fully equipped, climate-controlled office/warehouse on secure 2.43-acre lot, strategically positioned off Highway 97 between Vernon and Armstrong for seamless distribution throughout the BC Interior. This sprawling I1 Zoned facility, offers over 42,000 sq. ft. of premium warehouse and office space, including; Original 19,000+ sq. ft. metal building (built in 2003) features; more than 15,000 sq ft of heated warehouse space with 20-ft ceilings and in-floor heating, four fully furnished offices, three washrooms, laundry room, staff areas, and ample extra storage. Seven, 14-ft ground-level loading doors, offer access for efficient operation. The 2021 expansion added 23,000+ sq. ft. of heated and air-conditioned warehouse space with 39-ft ceiling height and a dock-height loading bay with electric ramp. The fully paved and fenced property ensures security and ease of access for large vehicles. Services include; natural gas, 3 phase Hydro, domestic water, and septic. This turnkey facility is ideal for logistics, warehousing, or distribution operations looking for an efficient, move-in-ready space in a highly accessible location. Comprehensive equipment package includes: Industrial racking, two newer forklifts (one customized with an extension & camera system for the high racking), trash compactor, pallet wrapper, all other warehouse equipment and office furnishings. Property will be vacant and ready for your operation to move in, October 1, 2025.



Specifications

MLS®#
10340354

Year Built
2003 - renovated in 2021

Lot Size
2.43 acres

Taxes
\$119,444 - 2024

Services
Hydro, Natural Gas, Septic, Municipal Water

Neighborhood
[Armstrong And Spallumcheen](#)

Zoning
I1

Home Size

Total Square Footage
42,515 sq. ft.

