

## Land Use Opportunities Include:



Manufacturing (fabrication, modular construction, CNC machining)



Forestry (engineered products, biomass, treatment, kilns)



Agriculture (food processing, packaging, vertical farming, distribution, food service)



Automotive and Logistics (Heavy equipment repair, storage, trailer manufacturing, EV conversion)



Emerging technologies (clean-tec, trades training, equipment refurbishment)



Multi-Bay Units suitable for permitted retail sales, repair and services.

Refer to Village of Lumby Zoning Bylaws for more information on allowable uses.



**LUMBY INDUSTRIAL PARK**

The Village strongly encourages eco-industrial networks to be formed and will aid in this process wherever feasible.

### Flexibility:

Customizable services. Build-to-suit concrete slab foundation. Zoning offers a wide range of uses including a residential unit for caretaker.

### Rail Access:

Transload may be available with access negotiated with property owners and CN rail.

### Lot Quality:

Flat with approx. 90 feet frontage on paved cul-de-sac road. Ideal for yard maneuvering and storage and slab-on-grade building construction.

### Municipal Development :

Municipal services and support for your success in our community.



**LUMBY INDUSTRIAL PARK**

Lumby Industrial Park on Industrial Way

[OpportunityLumby.com](http://OpportunityLumby.com)



Village Office: 1775 Glencaird Street, Lumby

250 547 2171

The Village of Lumby is located on Highway 6, just east of Vernon in the North Okanagan on the traditional territory of the Spltasin people of the Shuswap Nation and the Syilx people of the Okanagan Nation.



**LUMBY INDUSTRIAL PARK**

Cost-effective. Versatile. Connected.

**2.15–4.74 acres  
General Industrial Lots  
I.2 Zoning**

- Municipal Servicing
- Environment Certificate of Compliance

A multi-sector site ready for forestry, agri-tech, logistics, auto, manufacturing and emerging industries.



# OPPORTUNITY

## A new municipal development in a supportive Okanagan Community

Village of Lumby is pleased to offer 5 new development-ready sites with services at the lot line. Paved access, environmental certificate, wide variety of general and light industrial uses.

Existing industries in the area include forestry, food processing, automotive, manufacturing, warehousing, construction, logistics, and distribution.

The Official Community Plan encourages industrial lands to evaluate local opportunities to share materials, wastes, energy, land, infrastructure, and staff.

**Move-in-ready: 2026**



Affordable convenient access via Highway 6 and 97 to larger markets such as:

Vernon	20 min
Kelowna airport	50 min
Salmon Arm	70 min
Revelstoke	2 hours
Nakusp	2.5 hours

Proximity to raw materials especially timber and agri-products.

Lumby has a strong workforce population, which makes up half of the 2026 estimated total population of 2,327 residents.



A cost-effective alternative to Vernon/Kelowna corridor, strategically connected to West Kootenays.

*Some uses not permitted on lots smaller than 2.47 acres.*

- Pricing approximately \$400,000 per useable acre.
- I.2- Zoned General Industrial lots ranging from 2.1 acres to 4.4 acres
- Ideal location-regional transportation hub
- Easy Access to Hwy 6 Vernon - Nakusp Corridor; Trinity Valley Road to Enderby
- Environmental Certificate of Compliance
- Site Ready Infrastructure (eg Hydro, water, natural gas, sewer, hs internet)
- BC Hydro designated 3-phase, 347/600V
- Flexibility for serving, lot layout, power
- Municipal engagement and support
- Own or Lease options available

Zoning and permit information online at [OpportunityLumby.com](http://OpportunityLumby.com)