



Charlton
& ASSOCIATES INC.

INFORMATION PACKAGE

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AIRPORT ROAD · MERRITT, BRITISH COLUMBIA

Industrial & Distribution *Opportunity*

Hwy 5 & 5A

30 ACRES · LIGHT INDUSTRIAL ·
MERRITT, BC

*A strategically located industrial
site on the Coquihalla corridor.*

ABOUT THE SITE

Situated at a prime intersection on a major provincial corridor, this 30-acre site pairs exceptional highway visibility with access to 17M BTU/h of surplus heat from an adjacent data centre.

DIRECT INQUIRIES

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Kamloops
Via Hwy 5 N

Coquihalla Hwy 5
Direct frontage ·
80,000 vehicles / day

Subject Site
30 acres · Light Industrial ·
Airport Road frontage



Merritt
Services, retail &
Hwy 5A junction

Vancouver
Via Hwy 5 S

LEGEND

-  Subject site boundary
-  Provincial highway

200 m

A Strategic Industrial Site on the Coquihalla Corridor

The **Airport Road** site sits at a prime intersection on Highway 5 — the principal corridor linking the Lower Mainland to the BC Interior. With **over 80,000 daily vehicle passages** at peak, the property commands the visibility and access that distribution, logistics, and industrial operators seek.

Another defining advantage is energy. An adjacent data centre's water-cooling system yields a steady **17,000,000 BTU/h of surplus heat** — an abundant, low-cost resource that can enhance energy-efficient operations, and lower facility running costs. Paired with Fortis natural gas and Telus fibre already at the property line, the site is positioned for development that is both **cost-advantaged and sustainable**.

17_M BTU/h

SURPLUS HEAT AVAILABLE

Eco-friendly thermal supply from the adjacent data centre's cooling system — ready to repurpose.

Site area	30 acres
Zoning	Light Industrial
Highway exposure	80,000 / day
Natural gas	Fortis
Connectivity	Telus Fibre

What Sets Airport Road Apart

SITE ADVANTAGES

 Surplus Heat

17M BTU/h of recoverable heat from the neighbouring data centre lowers operating cost while improving the site's **sustainability profile**.

Ideal for **warehouse heating**, drying, or industrial process loads.

 High Visibility

80,000+ daily vehicle passages at peak on Hwy 5.

Direct frontage on a major **provincial corridor**.

Significant brand and market exposure on the corridor.

 Shovel-Ready Scale

30 contiguous acres zoned light industrial.

Flexible to large-format **distribution and industrial footprints**.

Charlton & Associates as a partner-driven counterpart.

 Serviced & Connected

Fortis natural gas at the property.

Telus fibre for carrier-grade connectivity.

Municipal services at the property line.

 Central BC Location

80 km to Kamloops; **215 km** to Vancouver.

Highway 5 / Highway 5A junction at Merritt.

Equidistant gateway to Interior & coastal markets.

 Sustainable Edge

Recovered heat reduces reliance on **purchased energy**.

Supports **low-carbon** industrial and logistics operations.

A measurable ESG advantage for institutional users.

At the Crossroads of the *BC Interior*

LOCATION & ACCESS

Merritt sits where Highway 5 (the Coquihalla) meets Highway 5A — the most direct route between Vancouver, the US border, and Kamloops.

The Airport Road site captures this through-traffic with direct corridor frontage, while remaining minutes from full municipal services.



Surplus heat on tap

17M BTU/h of recoverable thermal energy from the adjacent data centre.



80,000 vehicles daily

Peak highway exposure on a major provincial corridor.



Fibre & gas in place

Telus fibre and Fortis natural gas at the property line.



30 contiguous acres

Light-industrial zoning, scaled to your operation.



Central in the corridor

80 km to Kamloops, 120 km to Hope,
215 km to Vancouver, 195 km to the border

HIGHWAYS

Hwy 5 & Hwy 5A junction
· site frontage

KAMLOOPS

80 km north

HOPE

120 km southwest

USA BORDER

195 km south

VANCOUVER

215 km west

Merritt, British Columbia

LOCATION · BC INTERIOR

The hub of the Nicola Valley, Merritt is the natural stopping point on the Coquihalla — a service centre for the regional highway network and a gateway between the Lower Mainland and the Interior.



SITE FRONTAGE — PHOTO TAKEN FROM ON COQUIHALLA HWY 5, MERRITT BC

CONTACT

Explore acquisition, lease, and development opportunities
at Airport Road, Merritt BC.

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