

NASON BUILDING

25 Corriveau Avenue
St. Albert, Alberta



25,652 SQ. FT. ON 1.88 ACRES INDUSTRIAL BUILDING FOR SUBLEASE

Property Highlights

- Net Rent: \$8.25 per sq. ft., based on 25,652 sq. ft.
- Property Tax: \$3.42 per sq. ft.
- 25,652 sq. ft. on 1.88 acres
- Three buildings with potential to lease each separately
- Concrete and gravel yard (fenced and gated)
- Yard is well lit
- Quick access to Anthony Henday Drive
- Close to amenities including Servus Place
- Zoning: CIS - Commercial and Industrial Service
- Term Expiry: August 31, 2018

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PROPERTY HIGHLIGHTS

BUILDING A:

AVAILABLE SPACE: ±12,600 sq. ft. on 2 floors of nicely appointed office space

PARKING: 30 dedicated parking stalls

POWER: 200 amp, 480 volt, 3 phase (TBC)

BUILDING B:

AVAILABLE SPACE: ±5,152 sq. ft.

POWER: 200 amp, 600 volt, 3 phase (TBC)

CRANE: 5 Ton bridge crane (17' underhook height)

CEILING HEIGHT: 26' clear

LOADING DOORS: Three (3) loading doors

- One 10'w x 12'h grade door
- One 12'w x 12'h grade door
- One 18'w x 18'h grade door

- 2 shop offices with washroom
- Storage mezzanine above office area not included in rent

BUILDING C:

AVAILABLE SPACE: ±7,900 sq. ft.

OFFICE SPACE: ±572 sq. ft.

CRANE: 5 Ton bridge crane (13.5' under hook height)

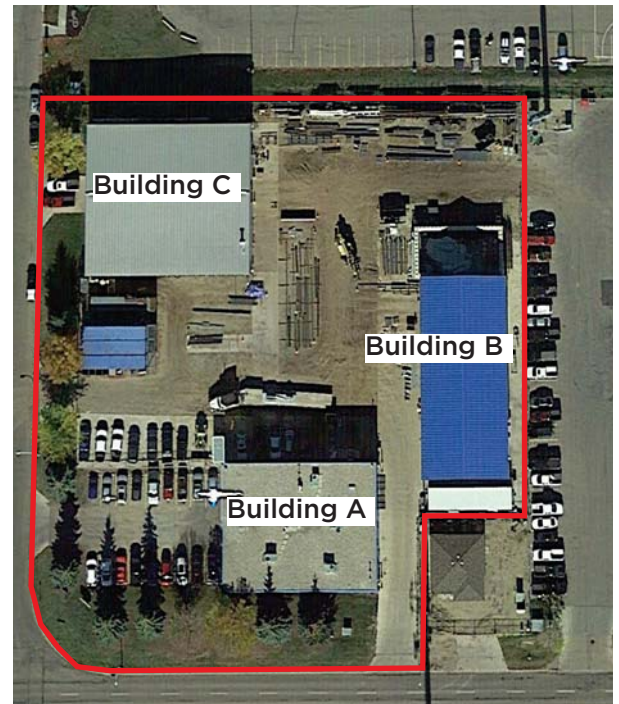
CEILING HEIGHT: 23' clear

POWER: 1,200 amp, 600 volt, 3 phase (TBC)

LOADING DOORS: Three (3) 14'w x 14'h grade doors

- Clear span building
- Fully fixtured welding shop
- Seven (7) snorkel exhaust systems
- Trench drains
- Metal halide lightning
- Drive-thru access

AERIAL



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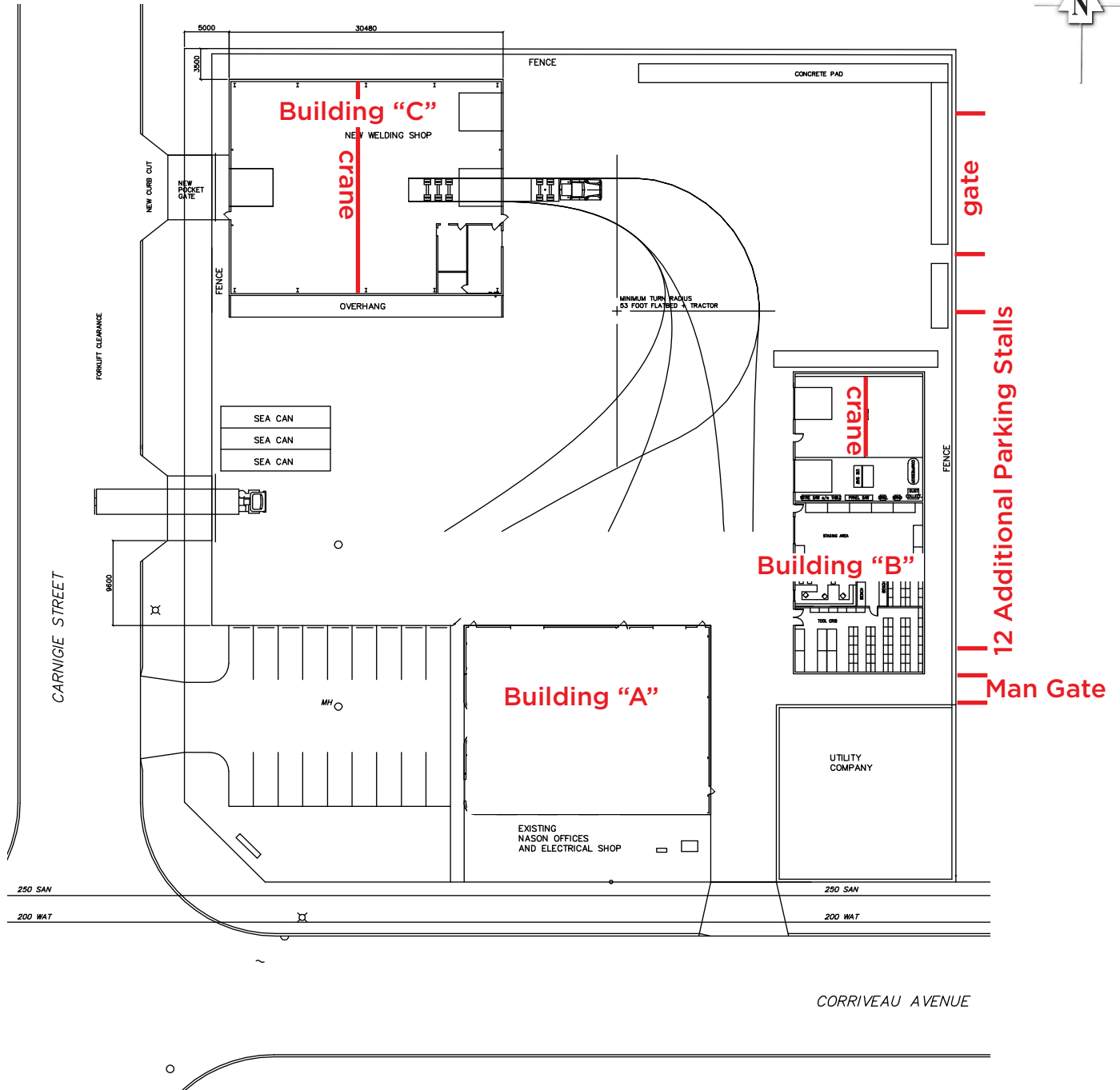
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SITE PLAN



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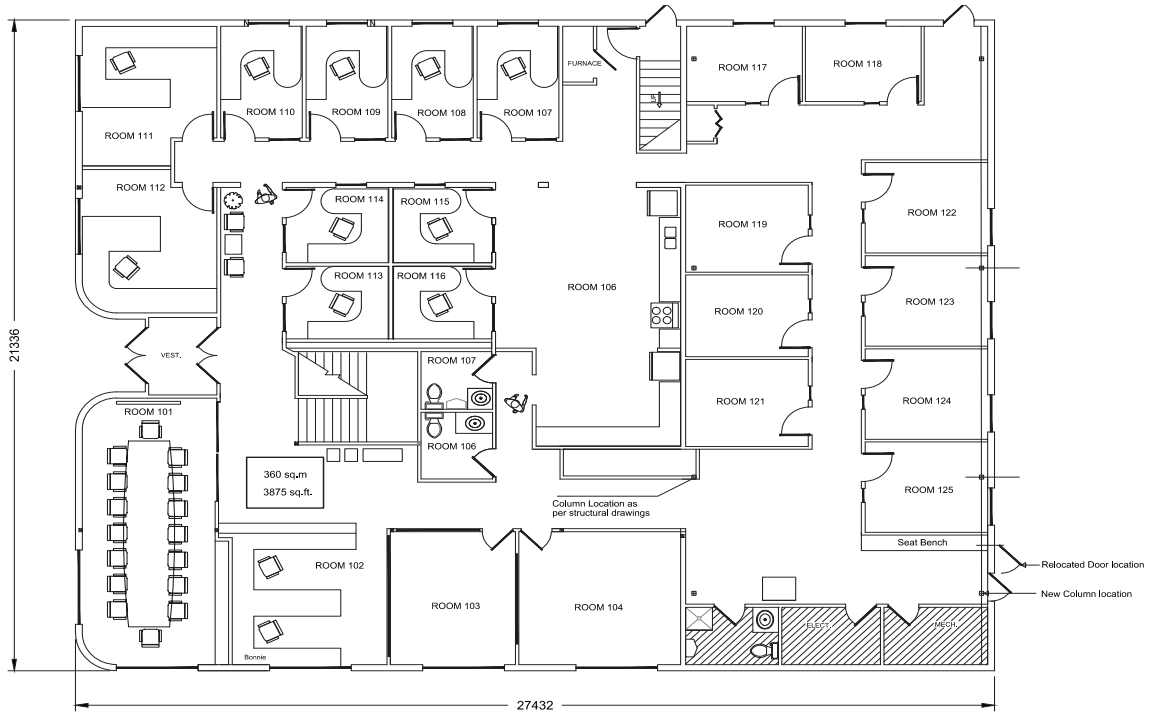
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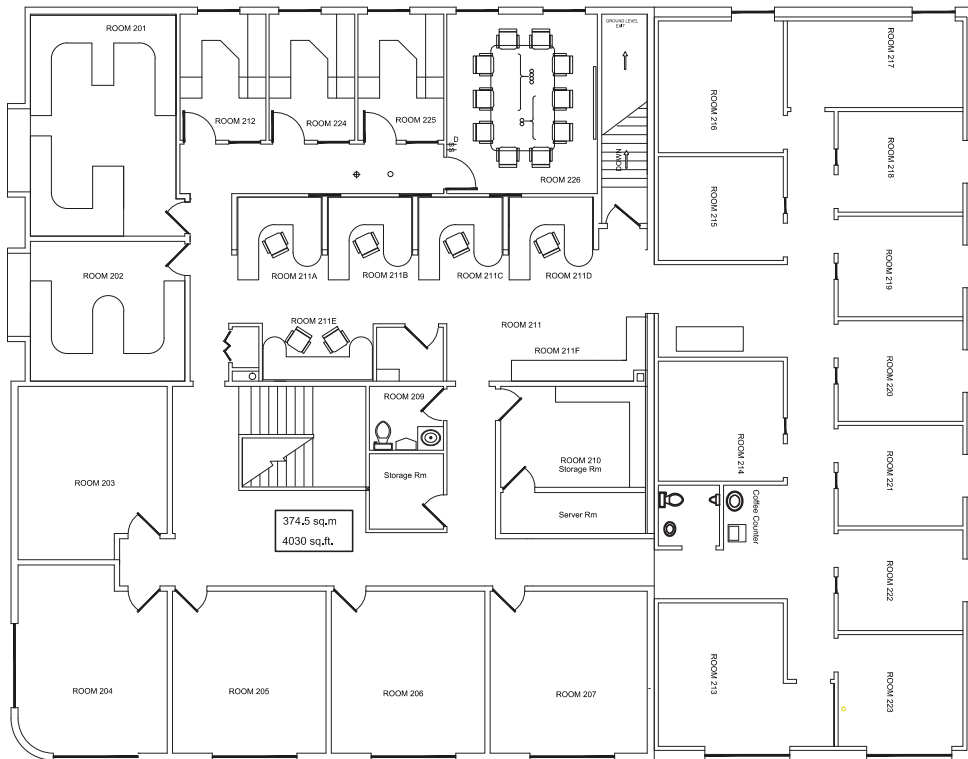
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**1ST FLOOR,
BUILDING "A"**



**2ND FLOOR,
BUILDING "A"**



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