



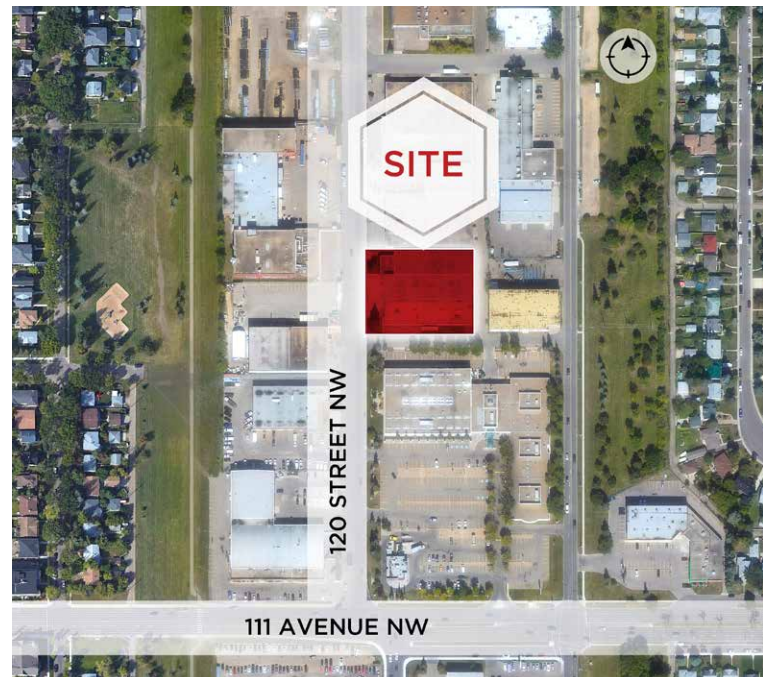
OFFICE/WAREHOUSE DISTRIBUTION

REDUCED PRICE

**Freestanding Building For Sale/Lease
Up to ±36,000 SF on 1.07 Acres**

Property Highlights

- Includes industrial freezers and coolers
- Ideal for food, distribution or storage users
- Office and warehouse fully sprinklered
- Great access to downtown, Kingsway, 111th Avenue and the Yellowhead Trail



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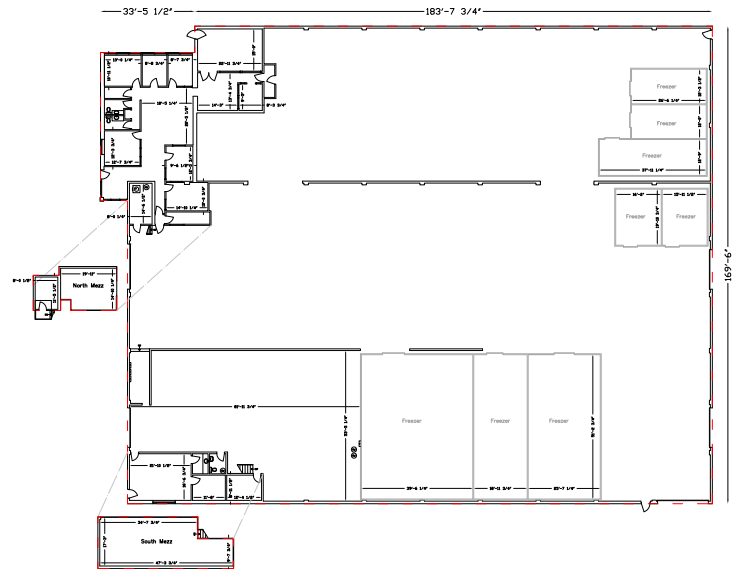
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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Property Details

Market:	Prince Rupert
Available Size:	Up to ±36,000 SF on 1.07 Acres
Primary Use:	Office/Warehouse/Distribution
Zoning:	IM - Medium Industrial
Ceiling Height:	17' - 20'
Loading Doors:	3 Grade Doors
Power Service:	400 Amp, 208 Volt, 3 Phase (TBC)
Price:	\$3,500,000
Rate:	\$8.00 per SF
2018 Property Taxes:	\$52,703.23
Availability:	Immediately

Floor Plan



Office



Exterior



Warehouse



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