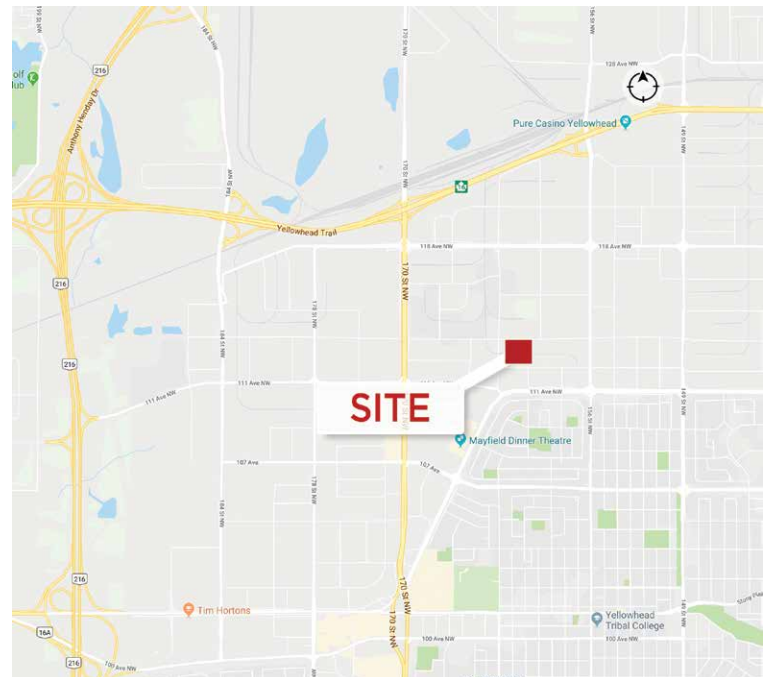




15,805 SF with Dock Loading & Yard

Property Highlights

- 15,805 SF of clean and functional warehouse
- Two offices, reception and storage room
- Dock Loading (front & side)
- Small exclusive fenced yard compound
- Graveled yard in front
- Large marshalling area
- New roof (2018)
- Excellent access to 170 Street, Yellowhead Trail & Anthony Henday Ring Road



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Property Details

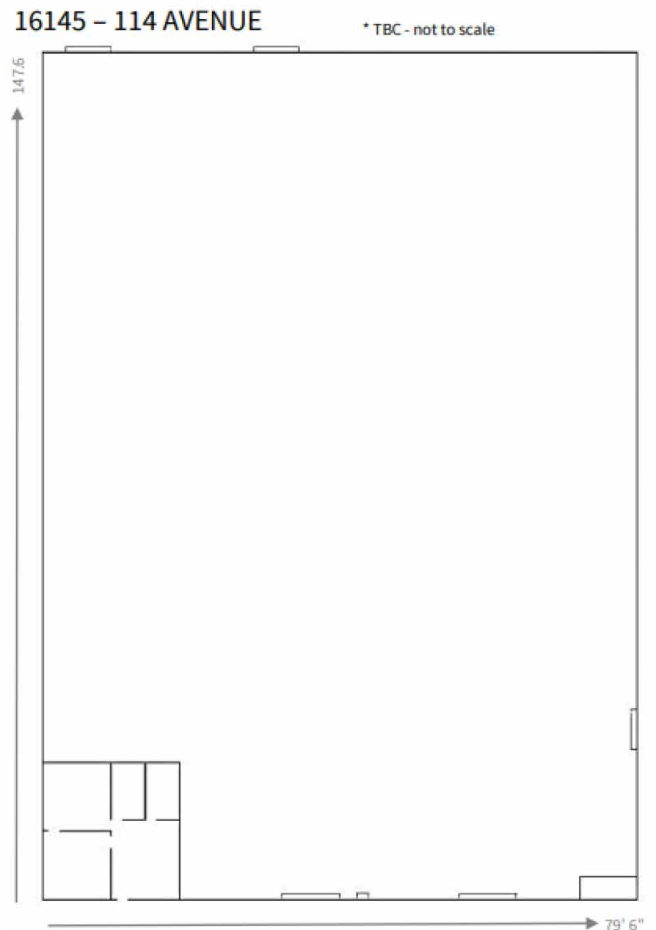
Legal Description:	Plan 987KS, Block 5, Lot 13
Zoning:	IM - Medium Industrial
Neighbourhood:	Sheffield Industrial
Total Building Size:	37,901 SF
Lot Area:	2.39 Acres
Available Size:	± 624 SF Office ± 15,181 SF Warehouse ± 15,805 SF Total
Power:	200 Amp, 120/240 Volt, 3 Phase
Heat:	Radiant Tube & Overhead

Loading:	Dock (2), Side Dock (1)
Yard:	TBD
Column Grid:	30' x 35'
Lighting:	T5
Ceiling Height:	18' under truss (TBC)
Offices:	Two offices & reception
Fibre:	Into building
Lease Rate:	\$6.50
Operating Costs:	\$4.04

Aerial



Site Plan



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Property Photos



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