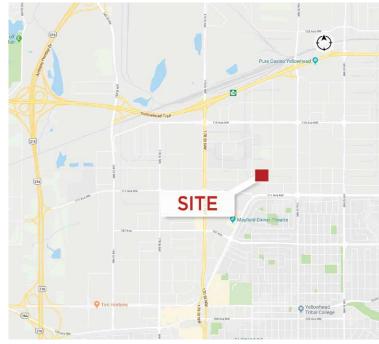




15,805 SF with Dock Loading & Yard

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

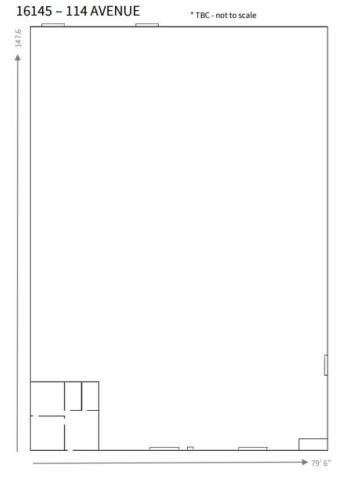
Lease Rate: \$6.50

Operating Costs: \$4.04

Aerial

15,805 SF AVAILABLE YARD STORAGE

Site Plan



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Property Photos









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