

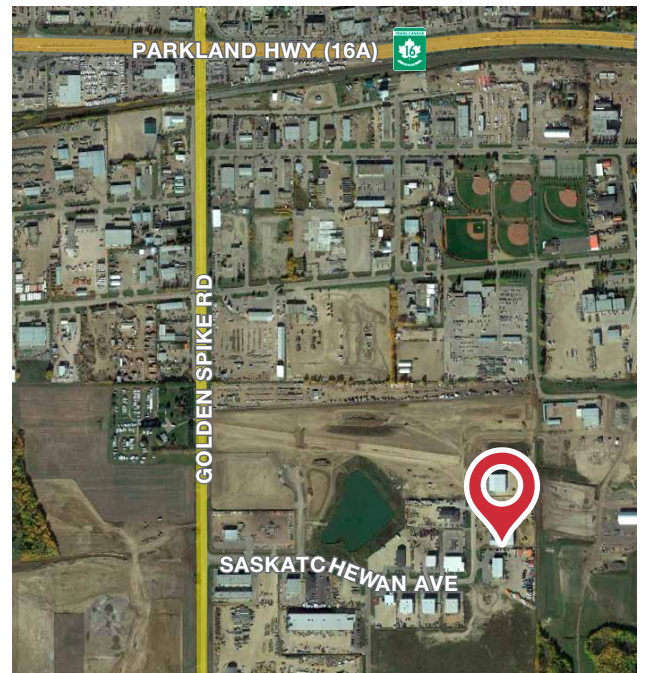


368 Saskatchewan Avenue

Spruce Grove, Alberta

Property Highlights

- Newly built freestanding industrial building totaling 33,000 sq.ft.± on 2.14 acres
- Multiple size options available for Lease, ranging from 4,750 sq.ft.± individual bays to entire building
 - » Six bays in total: 4,750 sq.ft.± each
 - » 4,500 sq.ft.± mezzanine
- Building also available for Sale
 - » Neighbouring land site (2.14 acres±) also available for sale, contact agent for details
- Building features include dual compartment sumps, T5H0 lighting, 26' clear ceiling height, paved parking and fully compacted yard area
- Conveniently located just off Parkland Highway in Spruce Grove, within 10 minutes of Anthony Henday Freeway



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For Sale/Lease
Spruce Grove Industrial
Bays with Yard

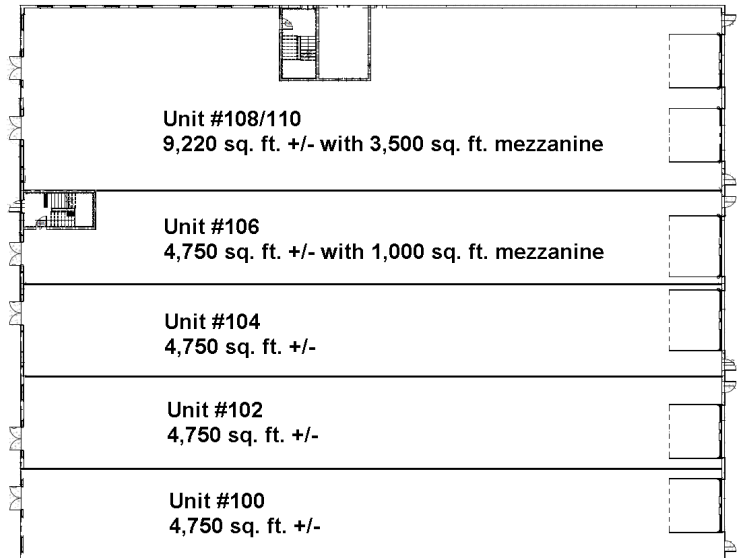


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Additional Information

AVAILABLE AREA	4,750 sq.ft.± up to 33,000 sq.ft.±
LEGAL DESCRIPTION	Plan 1421723, Block 3, Lot 8
ZONING	M1 (General Industrial District)
LOADING	(4) 14'x16' grade (2) 16' x 20' grade
CEILING HEIGHT	26' clear
POWER	200 amps, 600 volts, 3 phase, 4 wire
SITE SIZE	2.14 acres
YEAR BUILT	2015
POSSESSION	Immediate
NET RENTAL RATE	Starting at \$10.50/sq.ft./annum
OPERATING COSTS	\$3.50/sq.ft./annum includes tenant's proportionate share of property taxes, building insurance, common area maintenance, and property management
SALE PRICE	Market



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