

# FOR LEASE

## LAURIN INDUSTRIAL SHOP

1409-90 Avenue, Strathcona County, Alberta



### HIGHLIGHTS

- 11,700 sq ft (+/-) industrial shop
- Crane ready, dual compartment sumps
- Heavy power
- Heavy duty asphalt yard, perimeter fencing w/ automatic gate
- (2) 16' x 16' automatic grade doors
- Excellent access to 17 Street, Sherwood Park FWY and Anthony Henday

### CONTACT

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	1409-90 Avenue, Strathcona County, AB
LEGAL DESCRIPTION	Plan: 0826916; Block: 2; Lot: 5
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Industrial
SIZE	11,700 sq ft (+/-)
GRADE LOADING	(2) 16' x 16' (automatic)
HEATING	Radiant
POWER	480 V, 800 Amp, 3 Phase (TBV)
SUMPS	Dual compartment
CEILING HEIGHT	26' clear

## FINANCIALS

LEASE RATE	\$13.00/sq ft
OPERATING COSTS	\$3.39/sq ft (taxes, insurance, water/sewer, management fee) Utilities proportionate share with option for separately metered
TI ALLOWANCE	Negotiable
POSSESSION	Immediate

## ADDITIONAL INFO

- Crane ready
- Heavy duty asphalt throughout yard area
- Perimeter fencing with automatic gate
- Heavy power
- Energized parking stalls
- Ready for interior fixturing

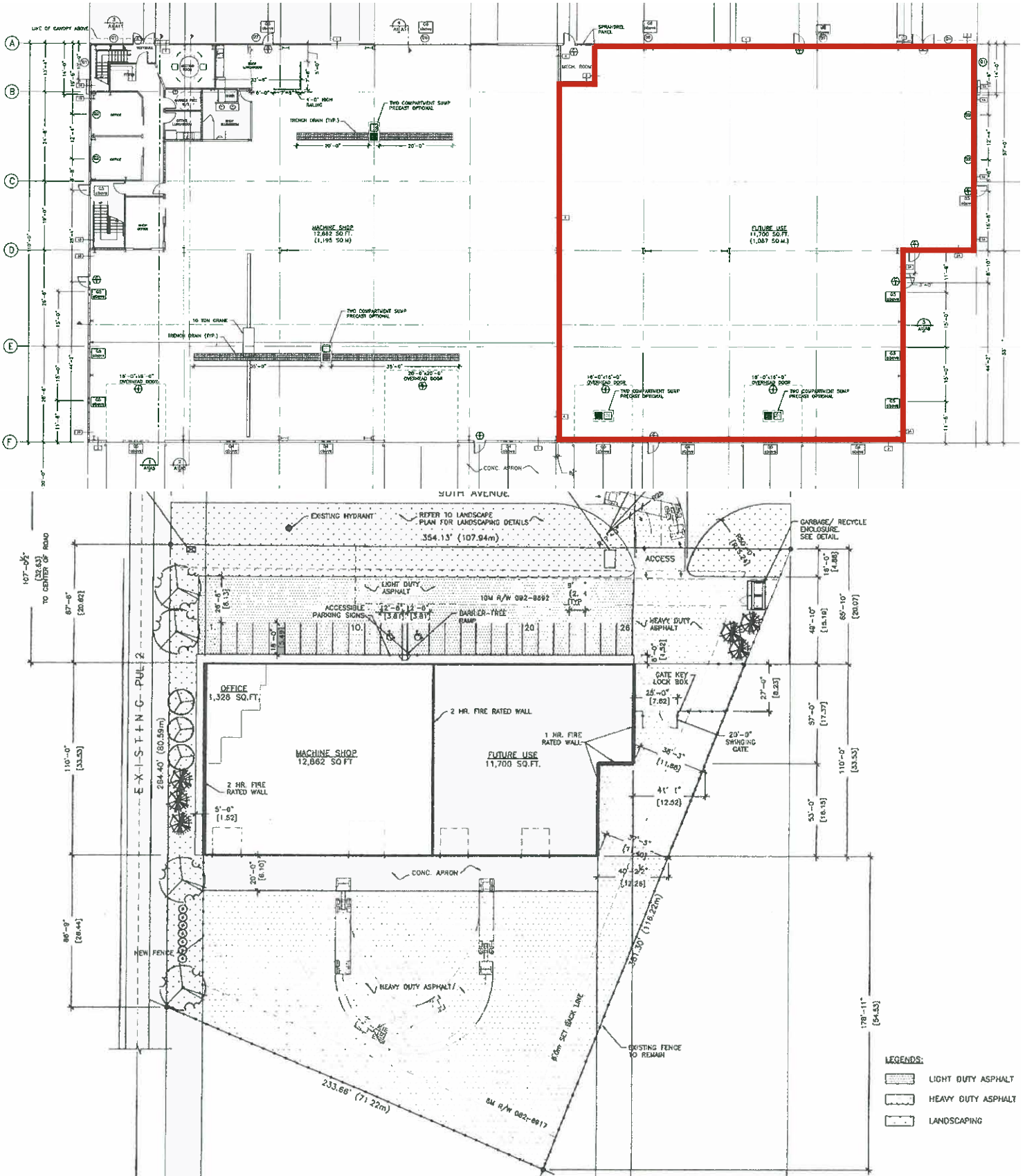


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# FLOOR PLAN / SITE PLAN



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# PROPERTY LOCATION



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