

FOR LEASE

OFFICE/INDUSTRIAL SPACE FOR LEASE

11870 88 Ave (Josephburg Road) Heartland Centre
Fort Saskatchewan, AB



HIGHLIGHTS

- Various sizes and configurations
- 827 sq ft – 6,708 sq ft (1st floor and 2nd floor options)
- Ample Parking
- Convenient loading access for delivery vehicles
- Telus Fibre Optics to building
- Available immediately

CONTACT

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6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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PROPERTY DETAILS

ADDRESS	11870 88 Ave (Josephburg Road) Heartland Centre, Fort Saskatchewan, AB
TYPE OF SPACE	Office/Industrial
ZONING	IL
POSSESSION	Immediate

FINANCIALS

LEASE RATE	\$10.00/sq ft + (Industrial) \$13.00/sq ft + (Office)
OPERATIONAL COSTS	\$4.05

ADDITIONAL INFO

- Some spaces are fully developed

PROPERTY LOCATION

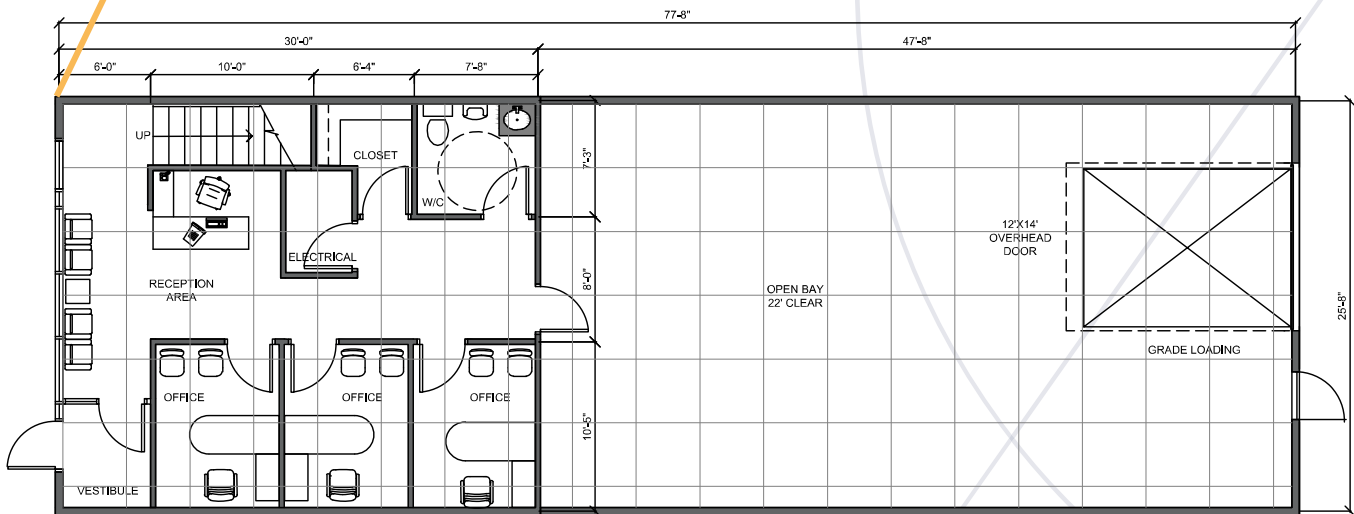


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FLOOR PLAN - SUITE 112, MAIN FLOOR (2,094 SQ FT)



MAIN FLOOR
Existing Plan, 4'x4' Design Grid

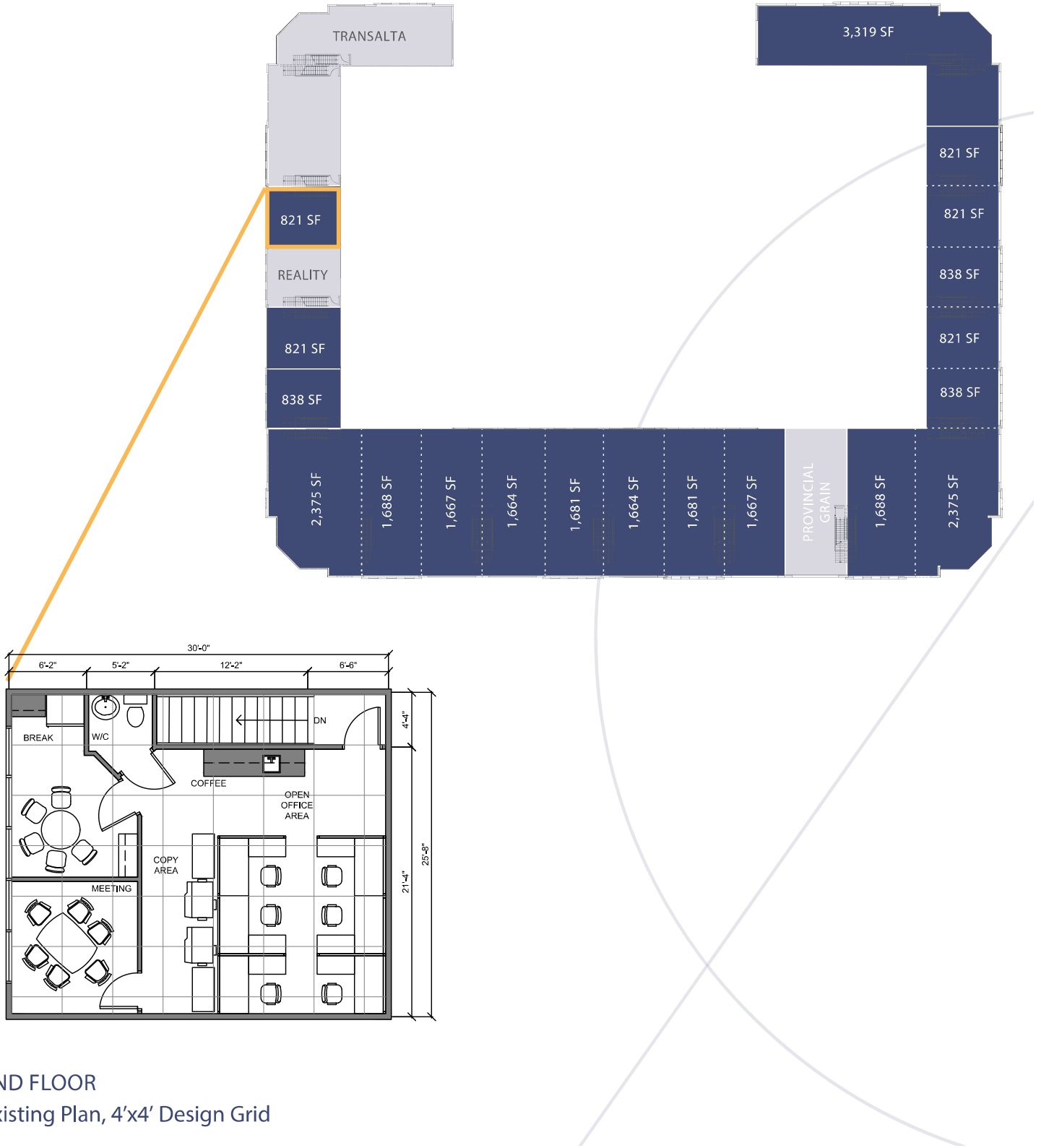
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLAN - SUITE 112, SECOND FLOOR (821 SQ FT)



2ND FLOOR
Existing Plan, 4'x4' Design Grid

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FLOOR PLAN - SUITE 196, MAIN FLOOR (3,319 SQ FT)

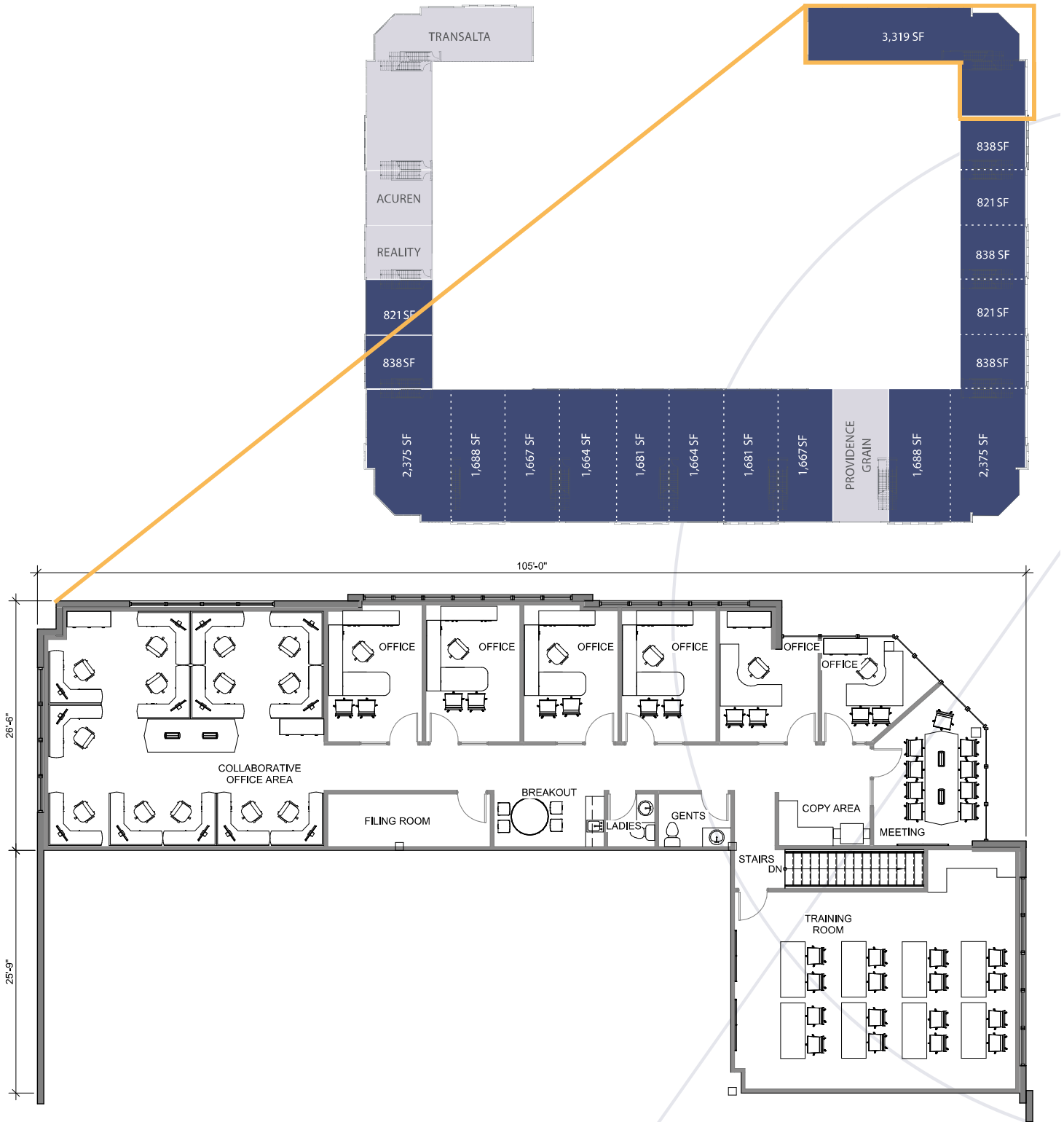


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FLOOR PLAN - SUITE 296, SECOND FLOOR (3,319 SQ FT)



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