

FOR LEASE

INDUSTRIAL WAREHOUSE W/OFFICE

4803-42 Avenue, Wetaskiwin, AB



HIGHLIGHTS

- 5,000 sq ft industrial warehouse w/office
- 10' x 10' dock loading door (auto)
- 0.25 acres of yard (dual access)
- Fenced and gated yard (paved and packed gravel)
- Excellent access to 50th Street (main thoroughfare), HWY 613 and HWY 13
- Located at the corner of 42 Avenue & 48 Street, which is located in the southern area of Wetaskiwin

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PROPERTY DETAILS

MUNICIPAL ADDRESS	4803-42 Avenue, Wetaskiwin, AB
LEGAL DESCRIPTION	Plan: 7621819; Lots: 1 - 2
ZONING	M1 (Light Industrial)
TYPE OF SPACE	Industrial
SIZE	5,000 sq ft on 0.25 Acres (+/-)
HEATING	Radiant/forced air
POWER	100 amp, 120/240 volt (tbc)
LOADING	10' x 10' dock (auto)
CEILING HEIGHT	10' clear
LIGHTING	Fluorescent

FINANCIALS

LEASE RATE	\$7.50/sq ft
OPERATING COSTS	\$1.60/sq ft (taxes & insurance)
POSSESSION	Immediate

ADDITIONAL INFO

- 10 surface parking stalls
- Fenced and gated yard (paved and packed gravel)
- Storage mezzanine

PROPERTY LOCATION



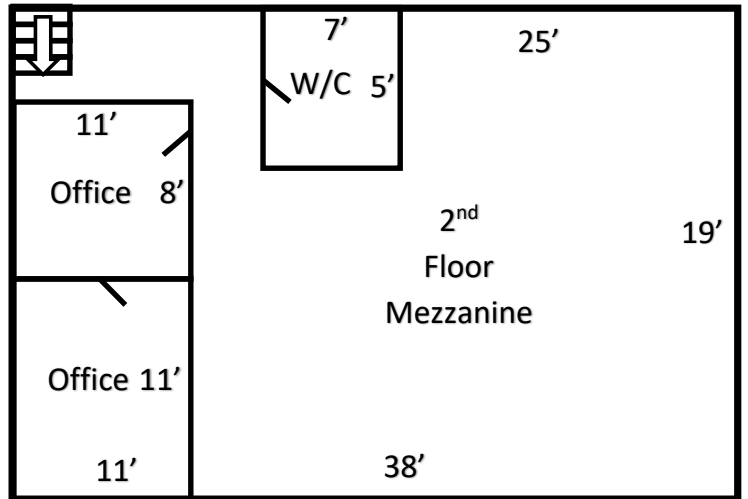
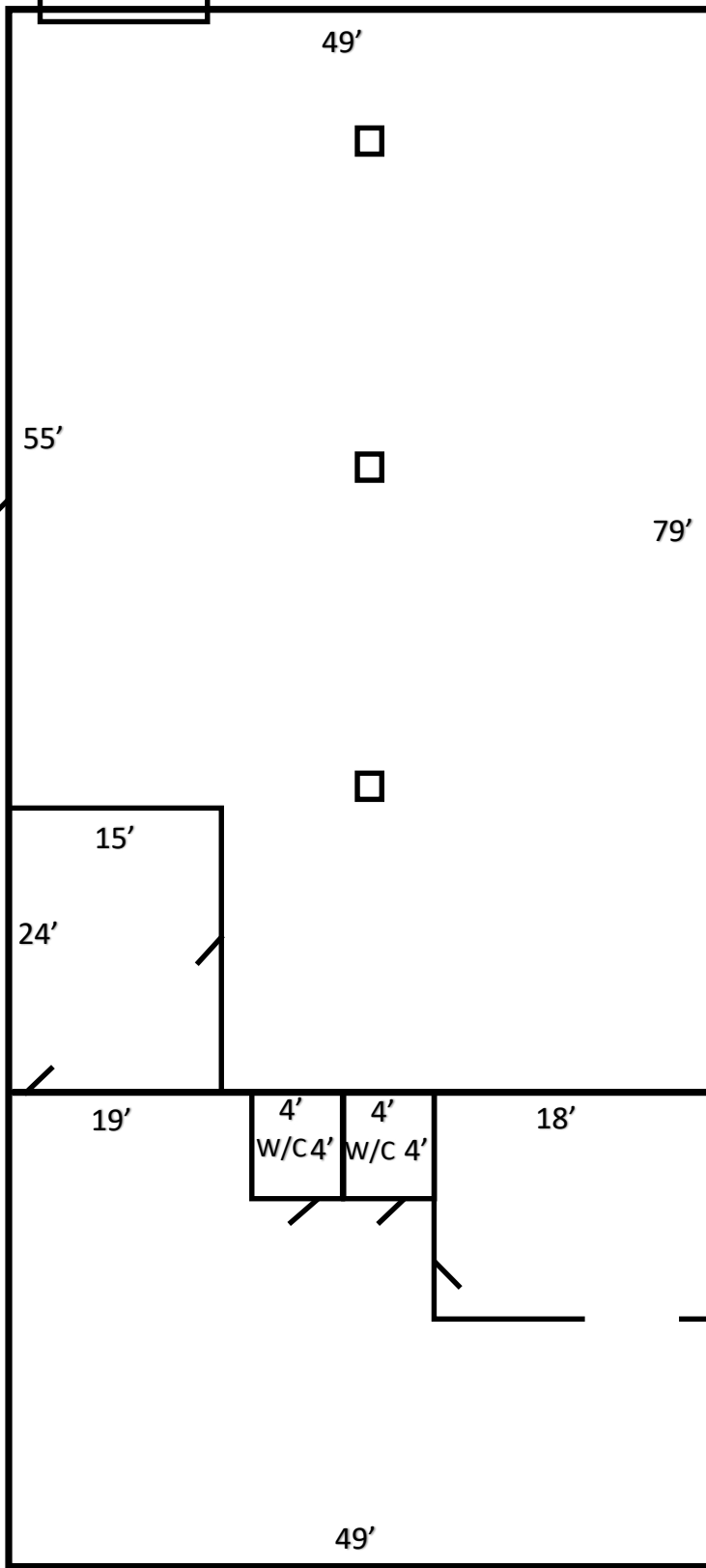
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FLOOR PLAN

10' x 10' Dock



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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