

FOR LEASE

CLEARFLOW GROUP

#140, 134 Pembina Road, Sherwood Park, AB



HIGHLIGHTS

- First class office buildout on two floors
- Second floor washroom
- Great location
- HVAC
- Warehouse

CONTACT

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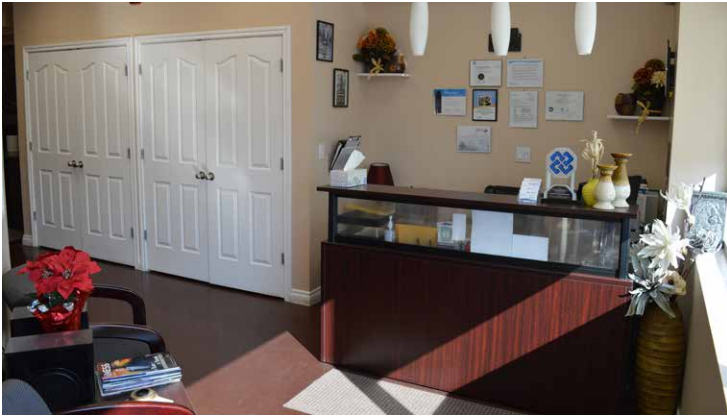
PROPERTY DETAILS

POSSESSION	30 Days
ZONING	DC 48 Area A
SPACE AVAILABLE	3,840 sq ft (+/-)
WAREHOUSE SIZE	920 sq ft (+/-)
IT ROOM	76 sq ft (+/-)
PARKING	Ample unassigned

FINANCIALS

LEASE RATE	\$14.00/sq ft
OPERATIONAL COST	TBD
TERM	Negotiable

PHOTOS

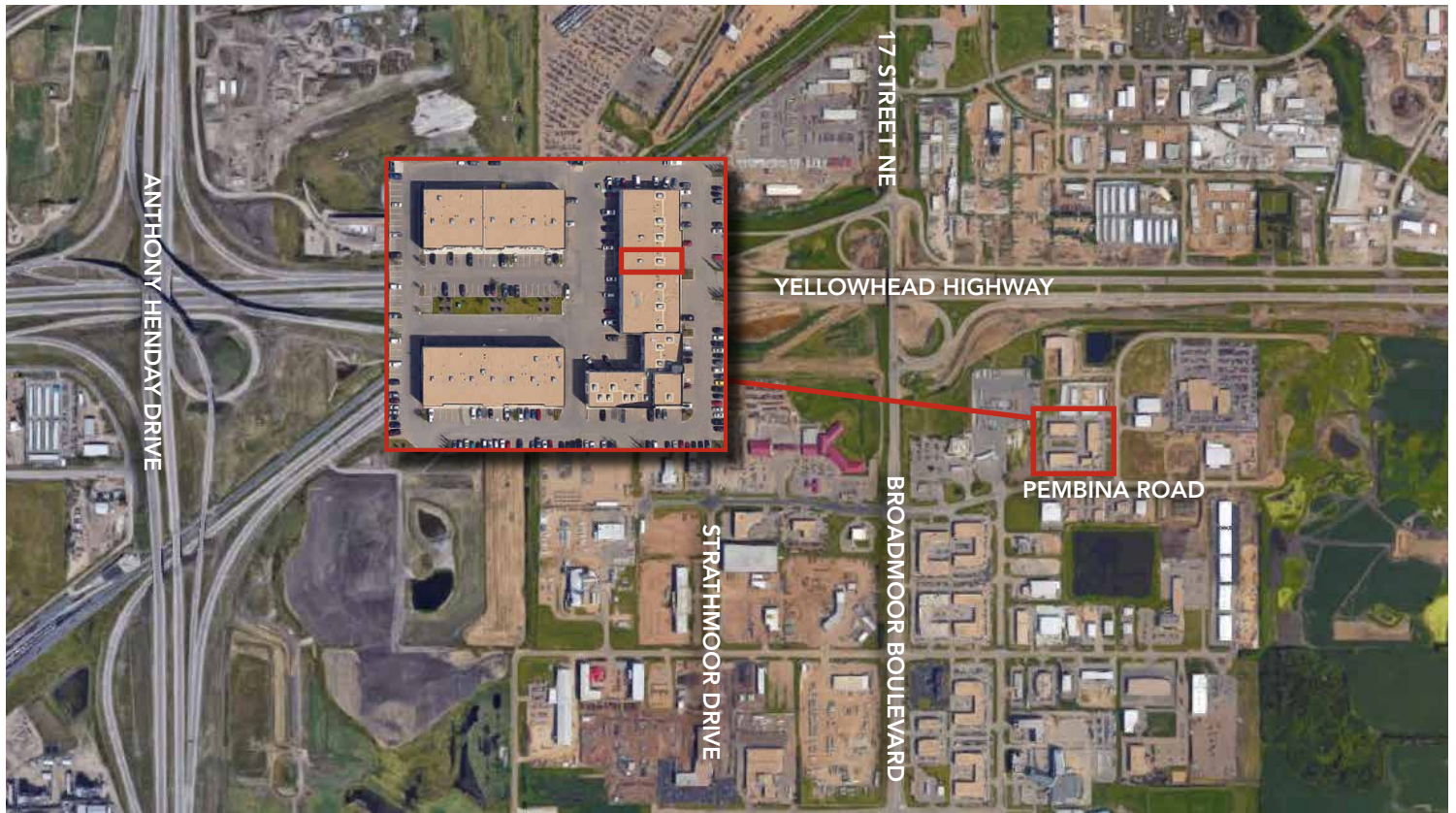
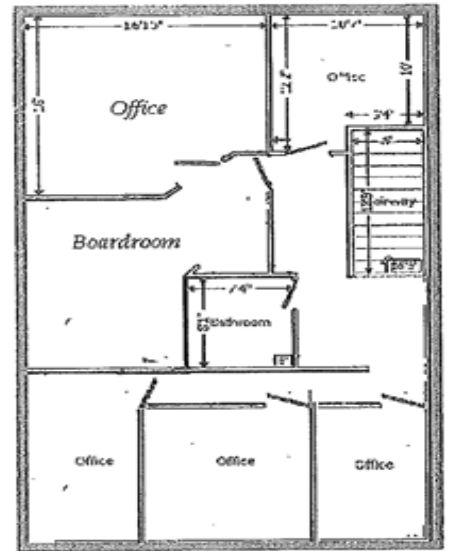
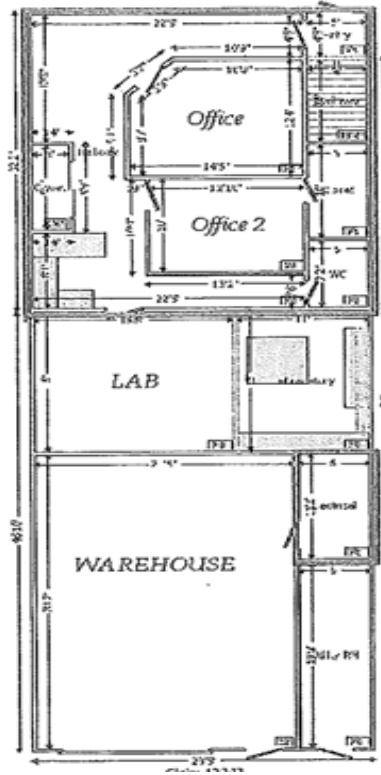


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FLOOR PLAN & PROPERTY MAP



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