

FOR SALE OR LEASE

SHERWOOD PARK INDUSTRIAL FACILITY

8000 Buckingham Drive, Sherwood Park, AB



HIGHLIGHTS

- 34,320 sq ft ± on 3.66 acres ±
- 8 drive-thru bays
- Fenced yard with dual access points
- Move in ready
- Make up air
- Access to Anthony Henday

CONTACTS

SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
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For Sale or Lease | Industrial Facility in Sherwood Park, AB

- Make up air system
- Oversized grade loading
- Extensive power distribution
- Dual access yard
- Sprinklered
- FOB access



Property Information

MUNICIPAL ADDRESS	8000 Buckingham Drive, Sherwood Park , AB
LEGAL DESCRIPTION	Plan: 1323939; Block: 2; Lot: 13
ZONING	IND (Industrial)
OFFICE WAREHOUSE BUILDING SIZE	7,920 sq ft ± (2 storey) 26,400 sq ft ± 34,320 sq ft ±
SITE SIZE	3.66 Acres ±
BUILT	2014
PARKING	Ample
GRADE LOADING	(16) 16' x 16'
CEILING HEIGHT	Shop 29' to 35' at center
BAY DEPTH	110' ±
POWER	3 Phase

Financial Information

SALE FINANCIALS

Sale Price: \$11,500,000
(\$336.00/sq ft)

Property Taxes: TBD

LEASE FINANCIALS

Lease Rate: \$21/sq ft (net)

Operating Costs: TBD

Term: 5 years preferred

Occupancy: Negotiable



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Office:

7,920 sq ft ±

Build out includes:

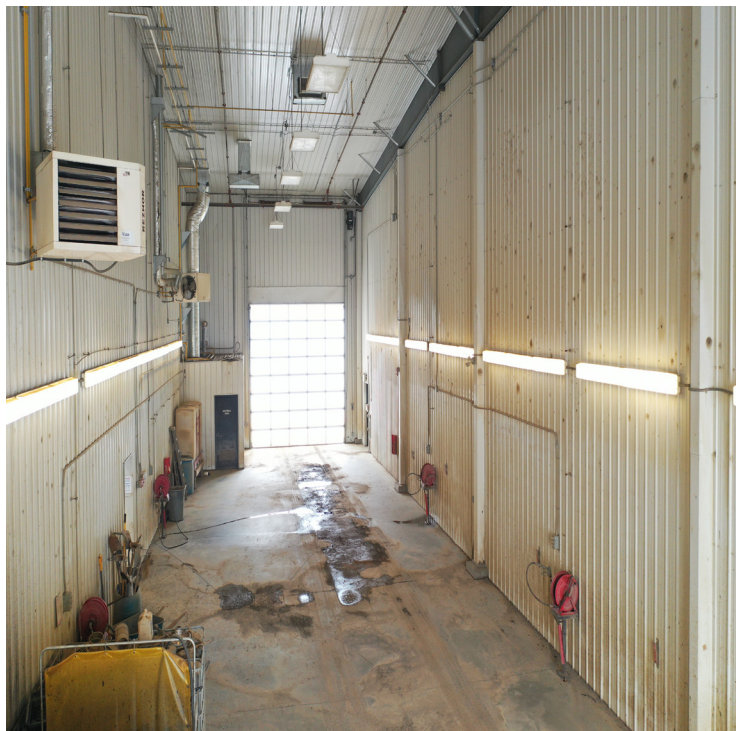
- Reception
- Boardroom
- Multiple Offices
- Washrooms
- Lunchroom

Shop:

26,400 sq ft ±

Build out includes:

- Lunchroom
- Locker Room
- Washrooms
- Oil change pit
- Wash bay



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SPRINKLERED



3,200 AMP
600 VOLT



GRADE LOADING
(DRIVE THRU)



FLOOR
DRAINS



MAKE UP AIR
SYSTEM



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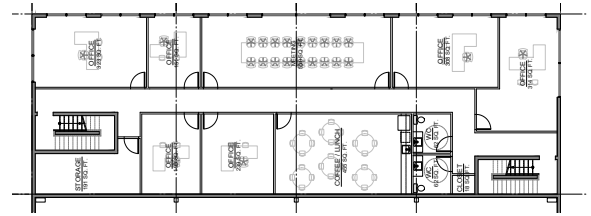


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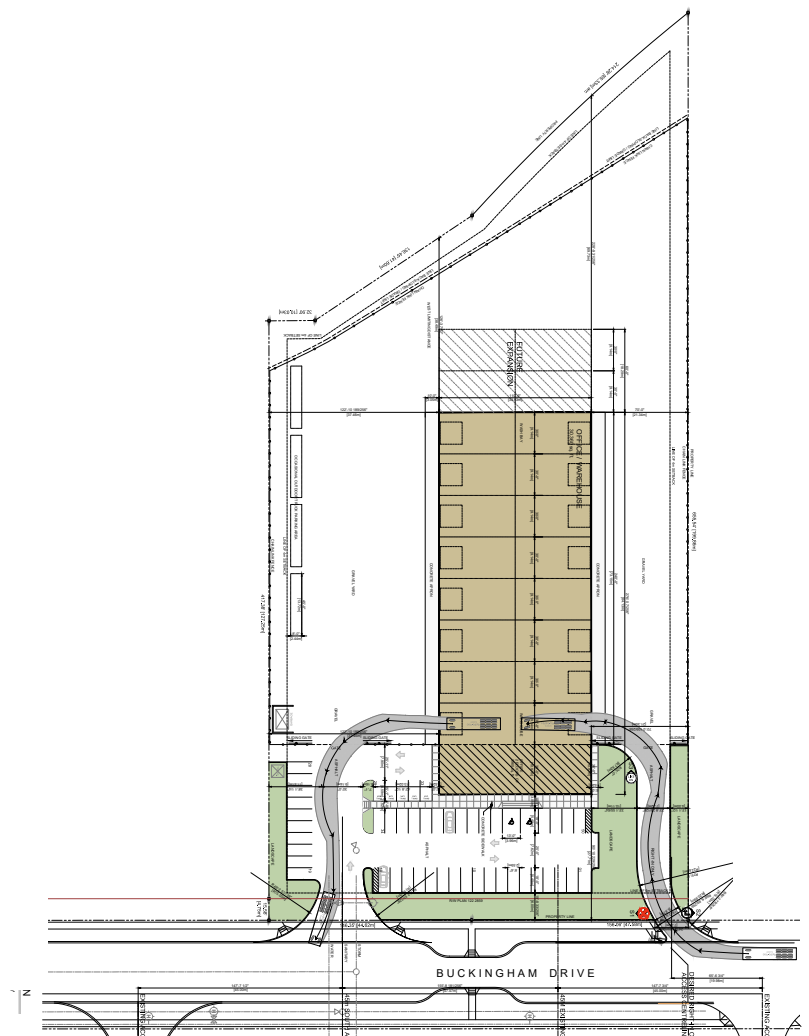
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Second Floor

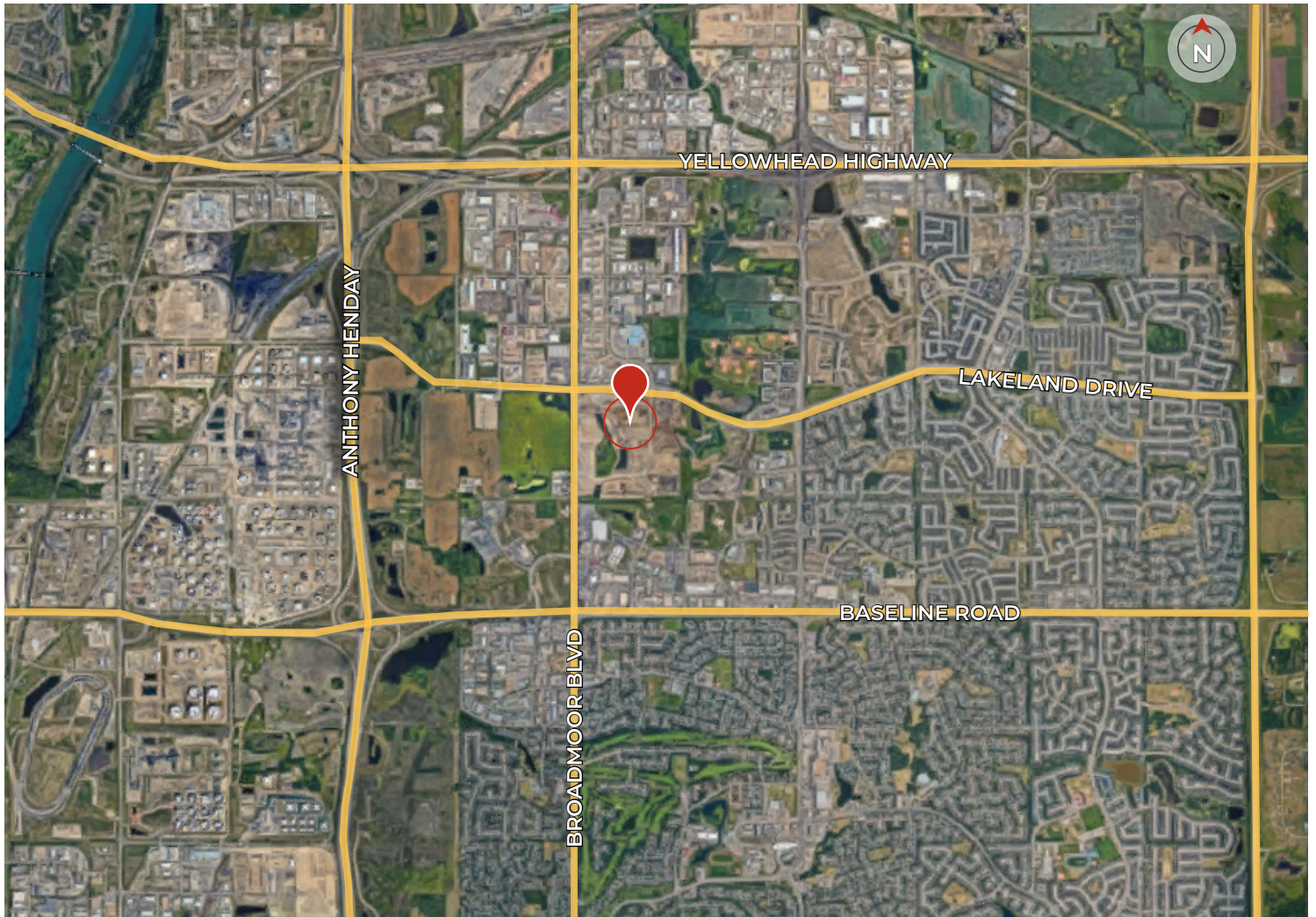


Site Plan



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Quality Based on **Results**, Not **Promises**.

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