

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

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ROYAL PARK
REALTY™

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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	ILT (Light 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:	\$10,900,000 (<i>\$318.00/sq ft</i>)
Property Taxes:	\$86,534.04 (<i>2023</i>)

LEASE FINANCIALS

Lease Rate:	\$21/sq ft (net)
Operating Costs:	\$2.52/sq ft (<i>Property Taxes</i>)
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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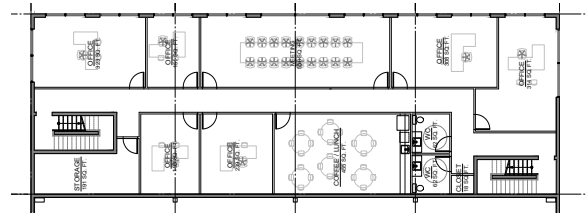
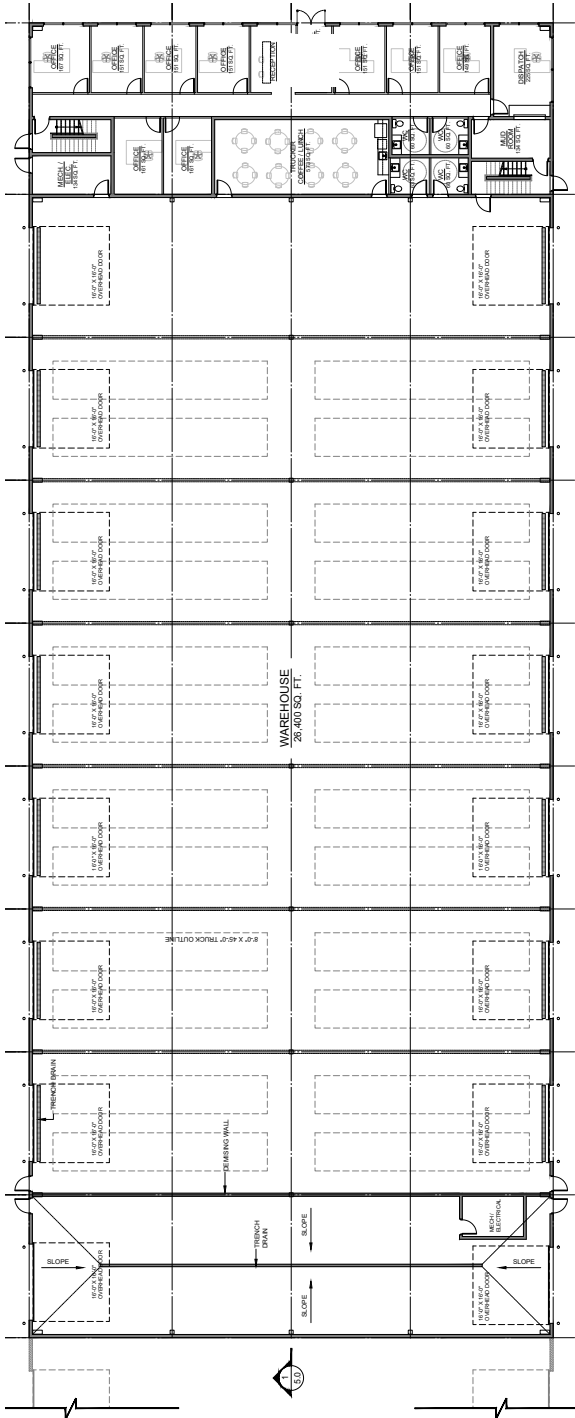


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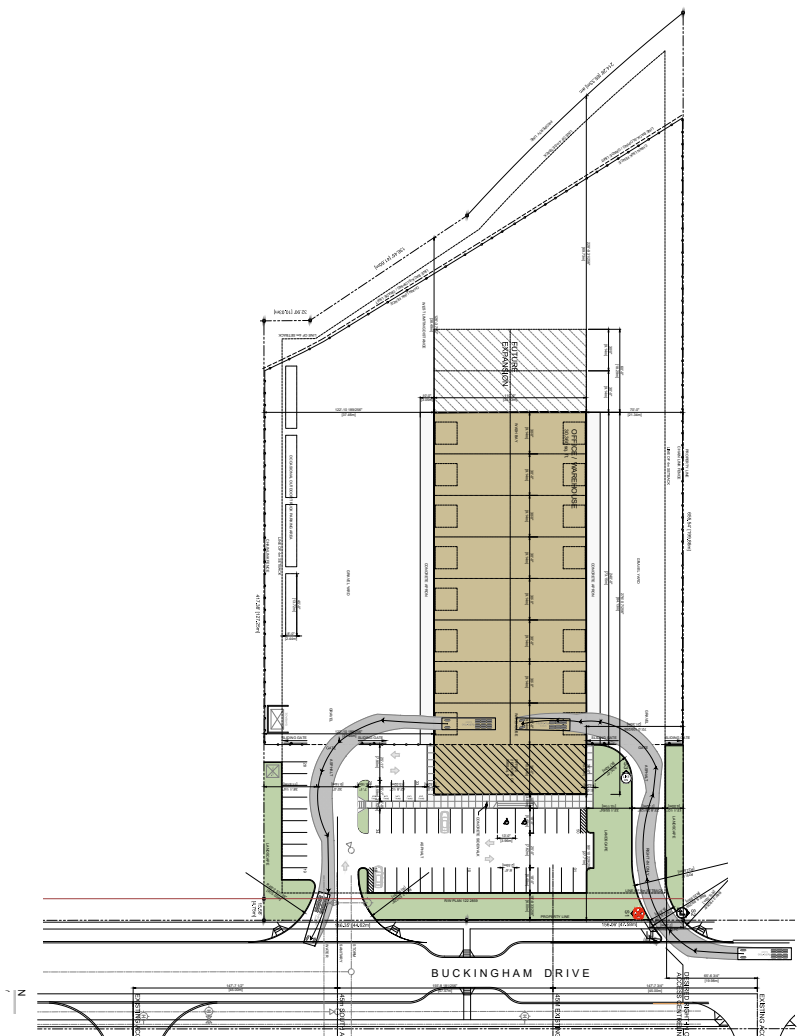
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Main Floor

Second Floor



Site Plan

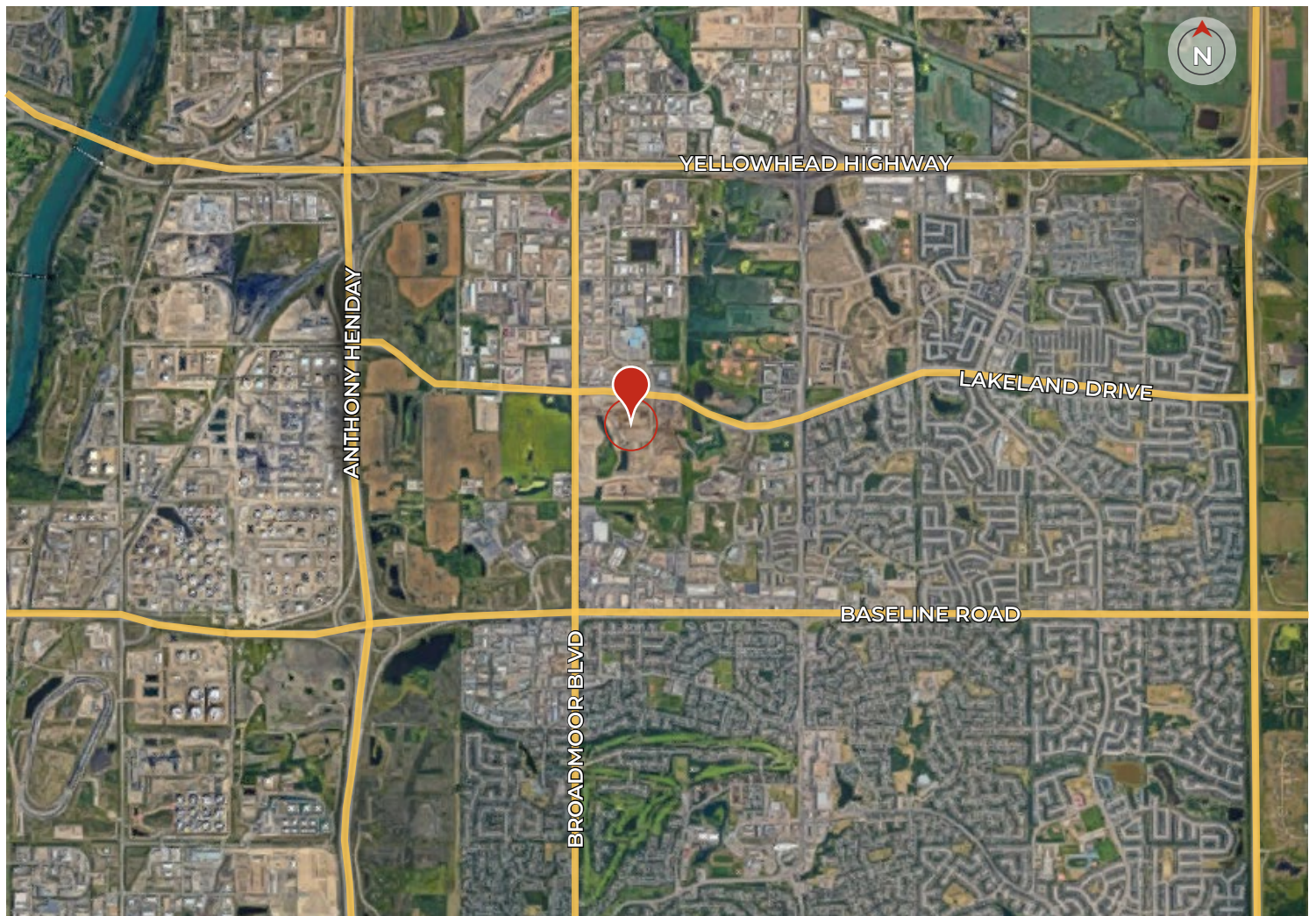


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Quality Based on Results, Not Promises.

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