

FOR LEASE

SHERWOOD PARK INDUSTRIAL FACILITY

50 Strathmoor Drive, Sherwood Park, AB



HIGHLIGHTS

- First class industrial facility
- 16,378 sq ft ± shop with office on 3.15 acres ±
- (2) 7.5 tonne bridge and (2) 5.0 tonne bridge cranes
- Direct exposure to Yellowhead Trail
- Excellent access to Anthony Henday and Highway 21

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 50 Strathmoor Drive, Sherwood Park, AB



DETAILS & FINANCIALS

MUNICIPAL ADDRESS 50 Strathmoor Drive, Sherwood Park, AB

LEGAL DESCRIPTION Plan: 1723278; Block: 1; Lot: 20

ZONING DC75 ([Area B](#))

SIZE

OFFICE 4,015 sq ft ±

SHOP 12,363 sq ft ±

TOTAL 16,378 sq ft ±

SITE SIZE 3.15 acres ±

LOADING (8) 16' x 16' grade

POWER 347/600 volt, 400 amp, 3 phase

CRANES (2) 7.5 tonne bridge and (2) 5.0 tonne bridge

SUMPS Yes

LEASE RATE **\$22.50/sq ft**

OP COSTS \$5.29/sq ft (property taxes)

POSSESSION Negotiable



400 AMP
347/600 VOLT



MULTIPLE
CRANES



GRADE
LOADING



LARGE YARD
AREA

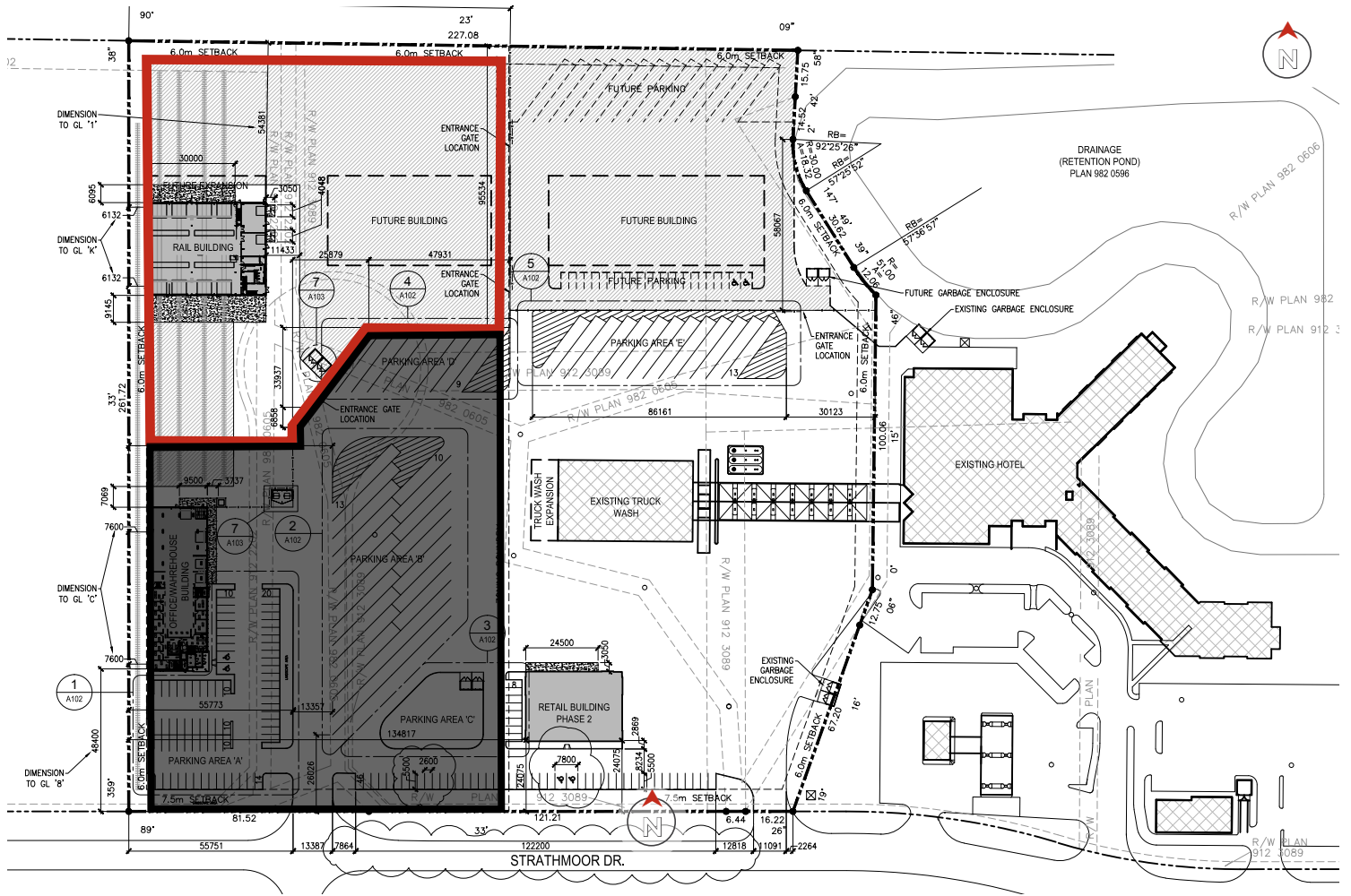


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Site Plan | 50 Strathmoor Drive, Sherwood Park, AB

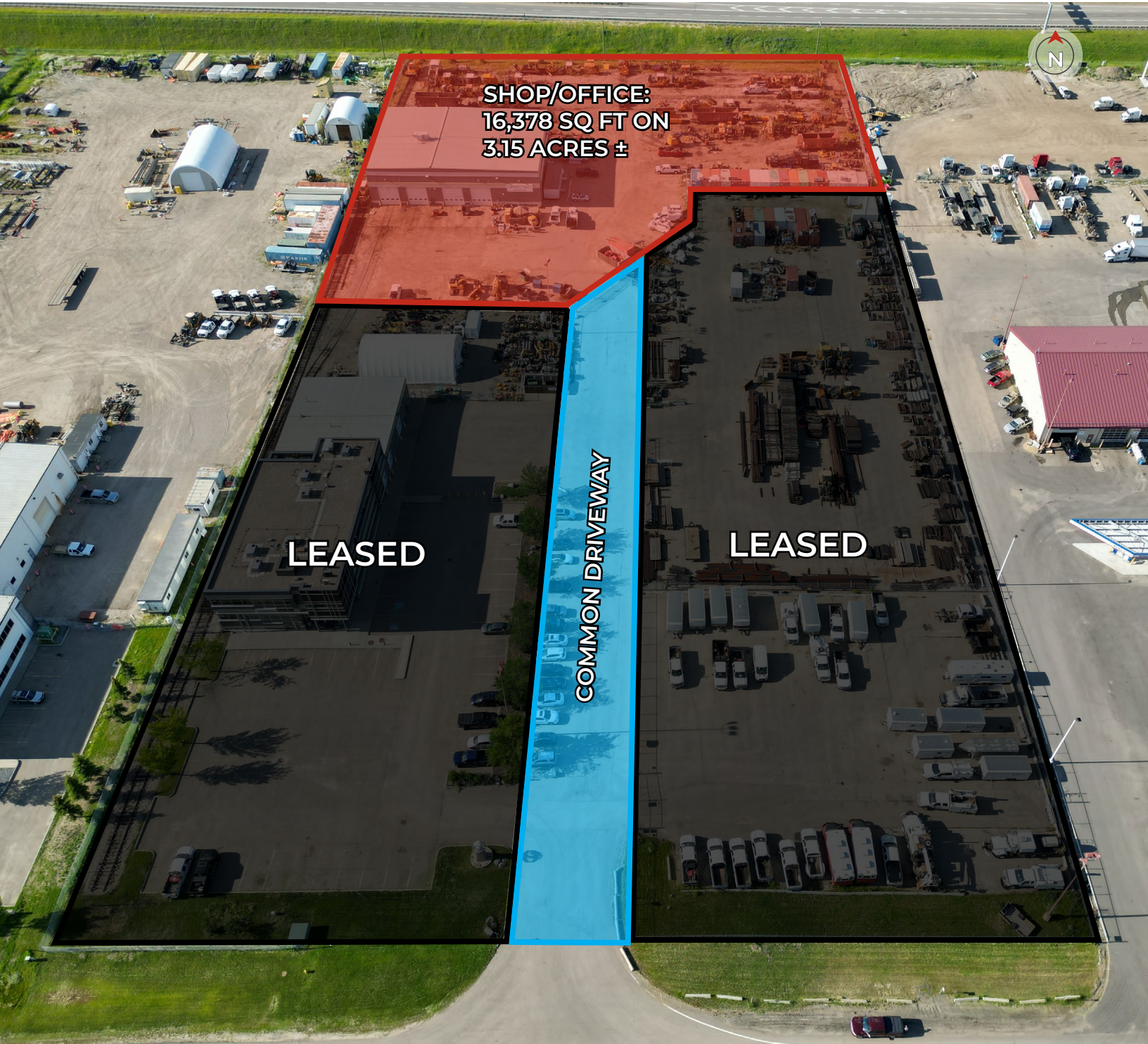


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Site Plan | 50 Strathmoor Drive, Sherwood Park, AB



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 50 Strathmoor Drive, Sherwood Park, AB



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

Property Location | 50 Strathmoor Drive, Sherwood Park, AB



Quality Based on Results, Not Promises.



JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com