

FOR LEASE

INDUSTRIAL BAY IN FORT SASKATCHEWAN

Bay D, 11222 - 87 Ave, Fort Saskatchewan, AB



HIGHLIGHTS

- 6,000 sq ft ± industrial bay available in Fort Saskatchewan
- Three (3) grade loading doors
- Large fenced and gated yard
- Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users

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ADDITIONAL INFORMATION

- Small office portion with A/C and washroom
- (2) storage rooms, one explosion proof
- (2) 2 compartment sumps, one with a trench drain
- 220 Amp, 240 Volt
- Shop washroom with shower
- Overhead doors
 - ◇ (1) 13' 9" x 11' 11"
 - ◇ (1) 13' 11" x 11' 11"
 - ◇ (1) 12' x 13' 4"

DETAILS & FINANCIALS

MUNICIPAL ADDRESS	Bay D, 11222 - 87 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 4560TR; Block: 4; Lot: 6
ZONING	IL (Light Industrial)
TYPE OF SPACE	Industrial
SIZE	
OFFICE	320 sq ft ±
SHOP	5,680 sq ft ±
TOTAL	6,000 sq ft ±
LEASE RATE	\$13.50/ sq ft (including yard)
OP COSTS	\$4.50/sq ft (2024)
POSSESSION	Immediate

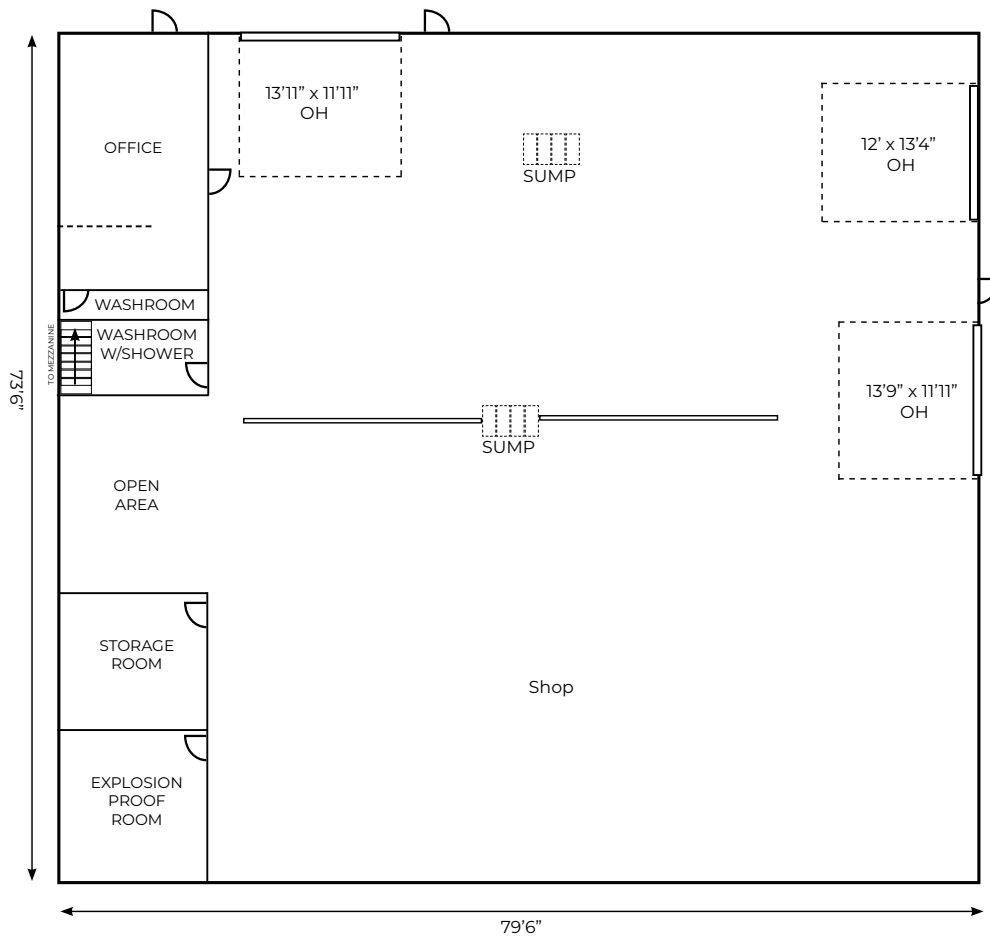


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Bay D Floor Plan



Photos

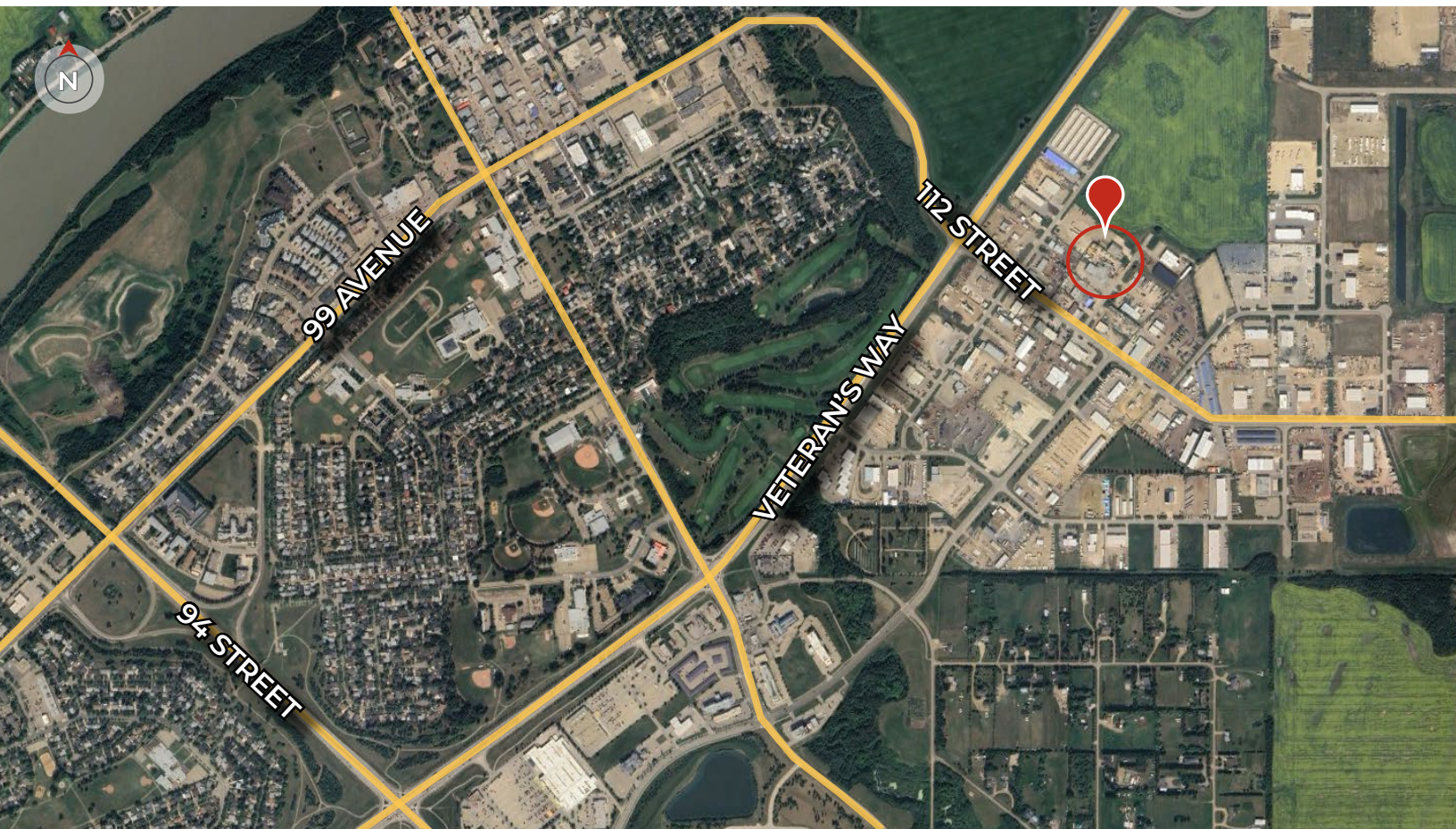


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Quality Based on *Results*, Not *Promises*.



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 The offering may be withdrawn at any time without notice or cause.