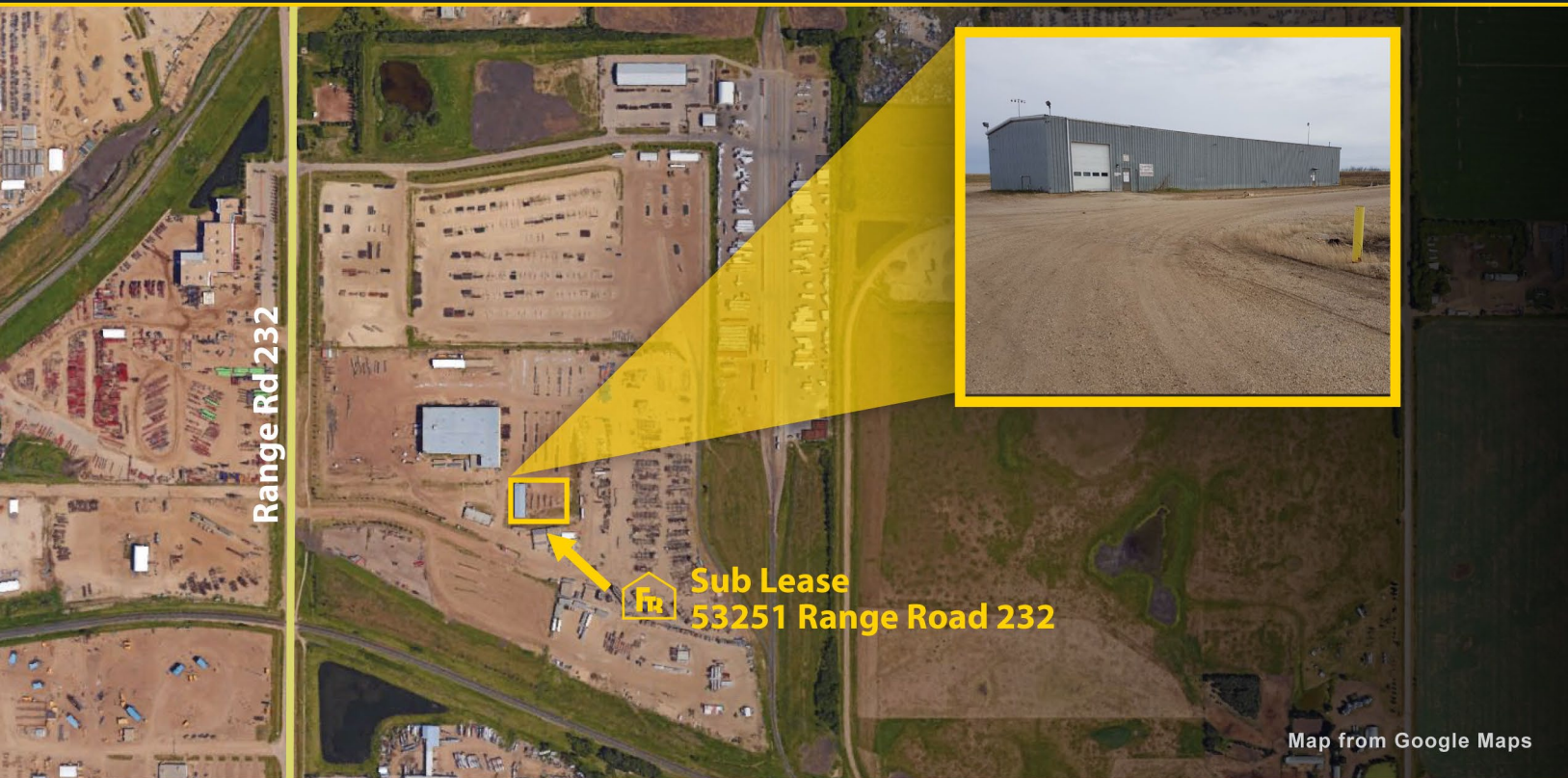


SUB LEASE - Shop/Warehouse with Yard

53251 Range Road 232, Sherwood Park, Alberta



Map from Google Maps

Available March 1, 2018

LEASE RATE:

\$10.50 per sq ft plus operating costs & utilities

OPERATING COST:

\$1.58 per sq ft

LOCATION:

- 53251 Range Road 232, Sherwood Park, AB
- Direct access to Highway 16 & Aurum Road
- Close to Anthony Henday & Hwy 21
- Legal Description - Part of Plan 0120643, Lot 3

YARD SIZE:

- 2 +/- acres
- Fully compacted gravel, Yard lighting

SHOP / WAREHOUSE BUILDING:

160' x 50'

8000 sq ft total (shop, warehouse & office area)

GENERAL DESCRIPTION:

- Electrical services 600 V/125 Amp
- Secondary distribution is 120/240 V
- Infrared tubular heaters
- Exhaust fan
- Fluorescent lighting
- Drive through lane
- Office and staff room
- Emergency shower & hot water tank
- Ceiling Height 18'1"
- Loading - 2 - 12' x 14' manual overhead door

CONTACT: Garry Stebner (780) 918-5289 glstebner@shaw.ca

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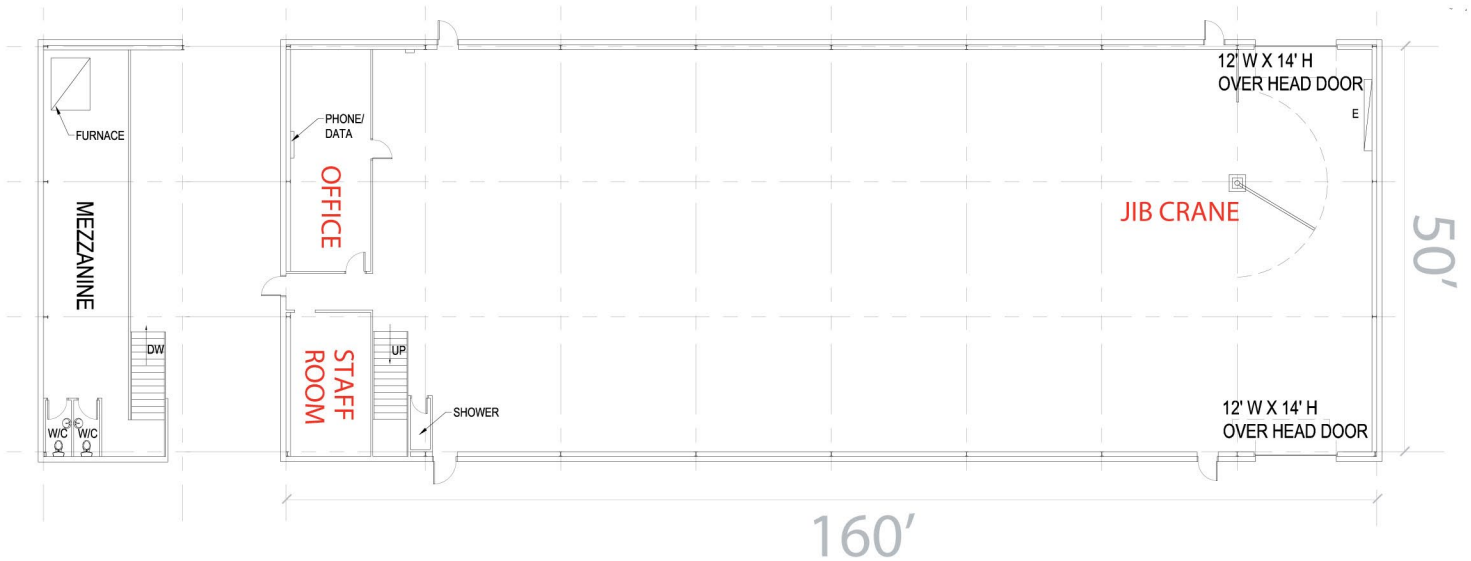
(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2



SUB LEASE - Shop/Warehouse with Yard

53251 Range Road 232, Sherwood Park, Alberta

SHOP / WAREHOUSE BUILDING



JIB CRANE:

14' long x 12' high (1)

DOORS:

12' wide x 14' high overhead door (2)

AREA:

Main floor 8000 square feet

Mezzanine 750 square feet

Total Area 8750 square feet



Front of Building



Entrance to Building



Yard

Layout from http://images3.loopnet.com/d2/H_ps6gfhOr-UHhDvZjBPSoJmjNsG2ngWAnJ-BZggbDQ/document.pdf

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