

FOR LEASE

SPRUCE GROVE OFFICE/WAREHOUSE BAYS

NAICommercial



UNIT C, 75 SHEP STREET | SPRUCE GROVE, AB | 2,400 SF OFFICE/WAREHOUSE BAYS

PROPERTY DESCRIPTION

- 2,400 sq.ft± office/warehouse bay available for lease
- Grade level overhead doors
- General Industrial Zoning
- Conveniently located just off Parkland Highway in Spruce Grove, within 10 minutes of Anthony Henday Freeway



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ADDITIONAL INFORMATION

| | |
|-------------------|---|
| SIZE | Unit C: 2,400 sq.ft.± |
| LEGAL DESCRIPTION | Plan 4870TR Block 1 Lot 10 |
| YEAR BUILT | 1990 |
| ZONING | M1 - Business Industrial District |
| CEILING HEIGHT | 18' clear |
| LOADING | 12' x 14' grade loading |
| POWER | 100 amp, 120/208 volt (TBC) |
| LEASE TERM | 3-5 years |
| AVAILABILITY | Immediate |
| NET RENTAL RATE | \$10.50/sq.ft./annum |
| OPERATING COSTS | \$4.00/sq.ft./annum (2024 estimate) Includes common area maintenance, property taxes, building insurance and management fees |

