

FOR SUBLEASE

RARE FREESTANDING BUILDING

11405 85 Avenue, Fort Saskatchewan, AB

±13,800 SF of Shop on 4.04 Acres of Yard

MULTIPLE CRANES

EXCELLENT LOCATION



Royce Johnson

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The OPPORTUNITY

Rare opportunity to Sublease a freestanding building in Fort Saskatchewan with close proximity to Dow Chemical project.

The property boasts multiple cranes, drive through bays including a wash bay, heavy power and two quonsets (including washbay).

Fully fenced with two access points, one with power gate.

Excellent access to Highway 15 and Highway 21.



Property DETAILS

MUNICIPAL ADDRESS
11405 - 85 Avenue,
Fort Saskatchewan, AB

LEGAL DESCRIPTION
Plan 8020165, Block 8, Lots 1 & 2

ZONING
IL - Light Industrial

BUILDING
±13,800 SF

PARKING
Ample

LOT AREA
4.04 Acres

UTILITIES
Fully Serviced

FLOOR DRAIN
Yes

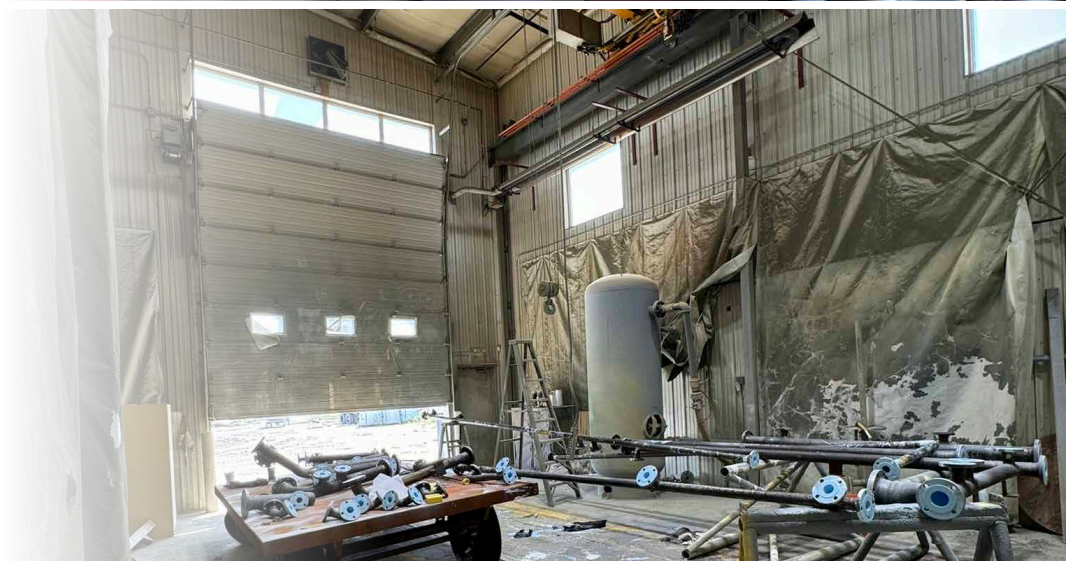
CRANES
One 10-Ton Bridge,
One 5-Ton Bridge,
4 Jib Cranes

POWER
TBC

LOADING
(6) 14 x 16 Grade,
(1) 8 x 8 Grade

CLEAR HEIGHT
22' Clear (under hook)

SUBLEASE RATE
\$35,000/month (Gross)



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WAKEFIELD**
Edmonton