

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
- 15,500 sq ft ± fenced and gated yard
- Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users

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REALTY™

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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"

Property 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 ±
YARD	15,500 sq ft ±

LEASE RATE	-\$13.50/sq ft \$12.00/sq ft
YARD	\$1.00/sq ft

OP COSTS \$4.50/sq ft (2024)

POSSESSION Immediate

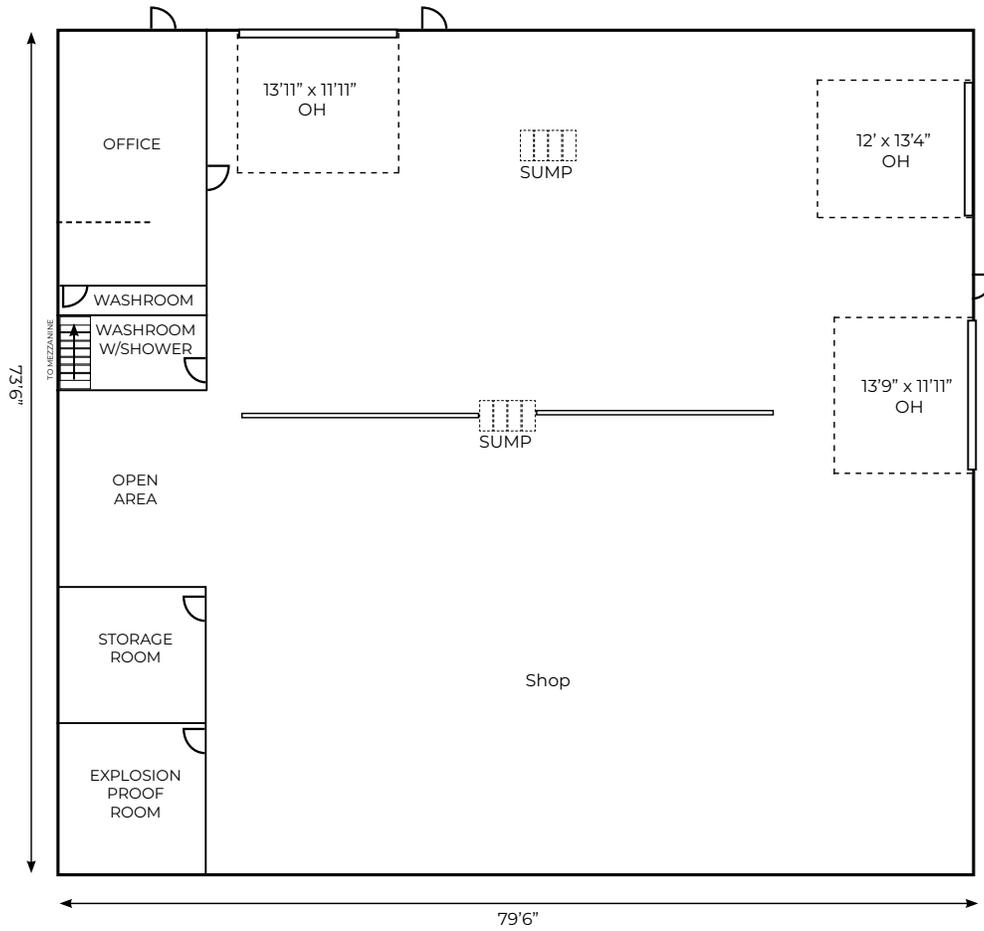


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Floor Plan | Bay D, 11222 - 87 Ave, Fort Saskatchewan, AB



Photos

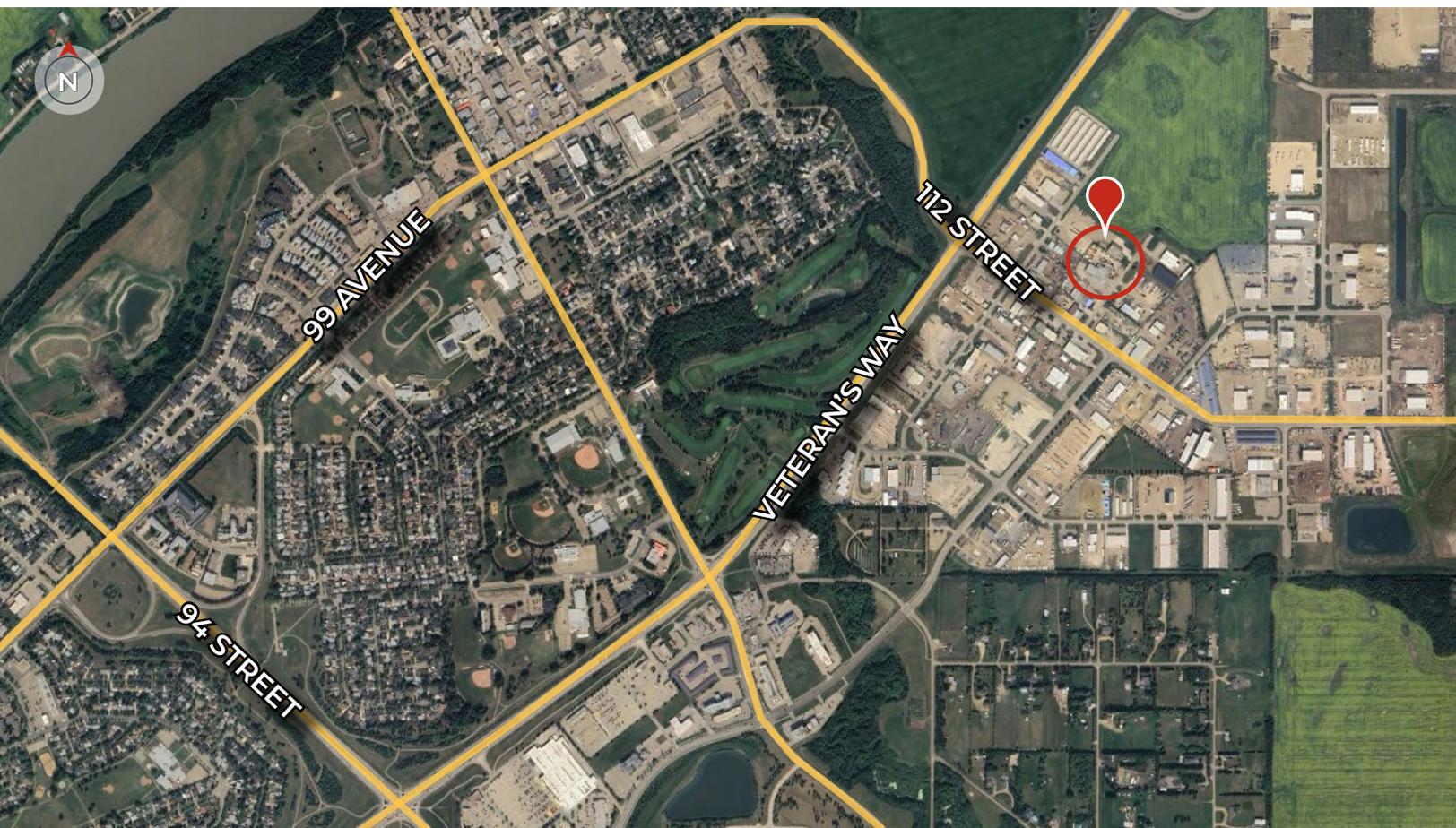


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Quality Based on Results, Not Promises.



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