

14,480 SF INDUSTRIAL SPACE



**501077 RANGE RD 13 AIRPORT RD
VERMILLION RIVER COUNTY, AB**

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR LEASE

\$8.00 SF

Property Features

- This is a sublease opportunity which is available immediately and comes furnished and ready to occupy.
- This is a newer building and shows extremely well and its location is just a few minutes west of Lloydminster across from the Lloydminster airport.
- Office space is 6000 square feet with a large reception/waiting area, lots of storage, 11 offices in varying sizes, 5 bathrooms in the office and 2 bathrooms accessible from the shop location, large coffee room and a large boardroom.
- The shop space is impressive at 8480 square feet, with 3 bays, total 5.27 acres.
- Fully fenced with security gates, there are 2-2000 gallon septic tanks and third septic tank tied to the shop floor sumps.
- There is 3 phase electrical- lots of electrical capacity as this building was originally designed for manufacturing- enough electrical capacity in this building.
- NOTE: for any end user requiring more shop and office space, additional second floor office space and main floor shop space could be made available.

Property Overview

Year Built: 2014

Square Feet: 14,480

Building Type: Industrial

Heating: Radiant Heat, Overhead Heaters, Floor Furnace

Cooling: Central AC

Power: 3 Phase

Fenced Compound: Yes

Occupancy Cost: \$8.00/SF

Occupancy Cost Includes: Insurance, Property Tax

MLS #: A2263592



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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