

New Trucking Facility Sublease or Purchase Opportunity

FOR SUBLEASE

#5 Fulton Gate Indus, AB



PROPERTY HIGHLIGHTS

Address: #5 Fulton Gate

Site Size: +/- 2.44 acres

Sale Price: Contact Agent

Base Rent: \$15,500 per month

Op Cost

and Taxes: \$1,350 per month

Property Features:

- Lease Term: October 2028
- A Trucking Facility
- 4 LED light standards located on all four sides of the site
- 15 Post duplex plugs for tractor charging
- Site is chain link fenced
- 30 foot cantilevered gate with security keypad
- Site is fully stripped, graded and compacted to support tractors and trailers
- 24X60 Atco trailer office, 2 offices, board room and IT room, 2 washrooms, kitchen
- Septic tank, water tank and propane tanks

FOR MORE INFORMATION:



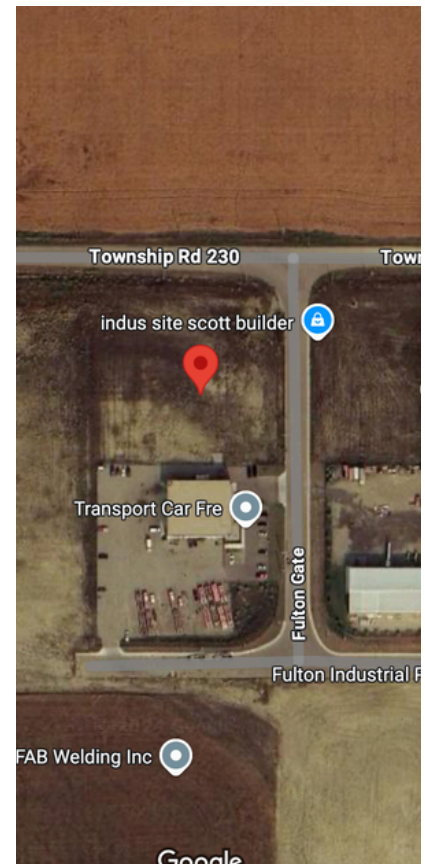
BLACKWATCH
PROPERTY LTD.

330, 1201 5th Street SW, Calgary, AB T2R 0Y6

BILL LLOYD

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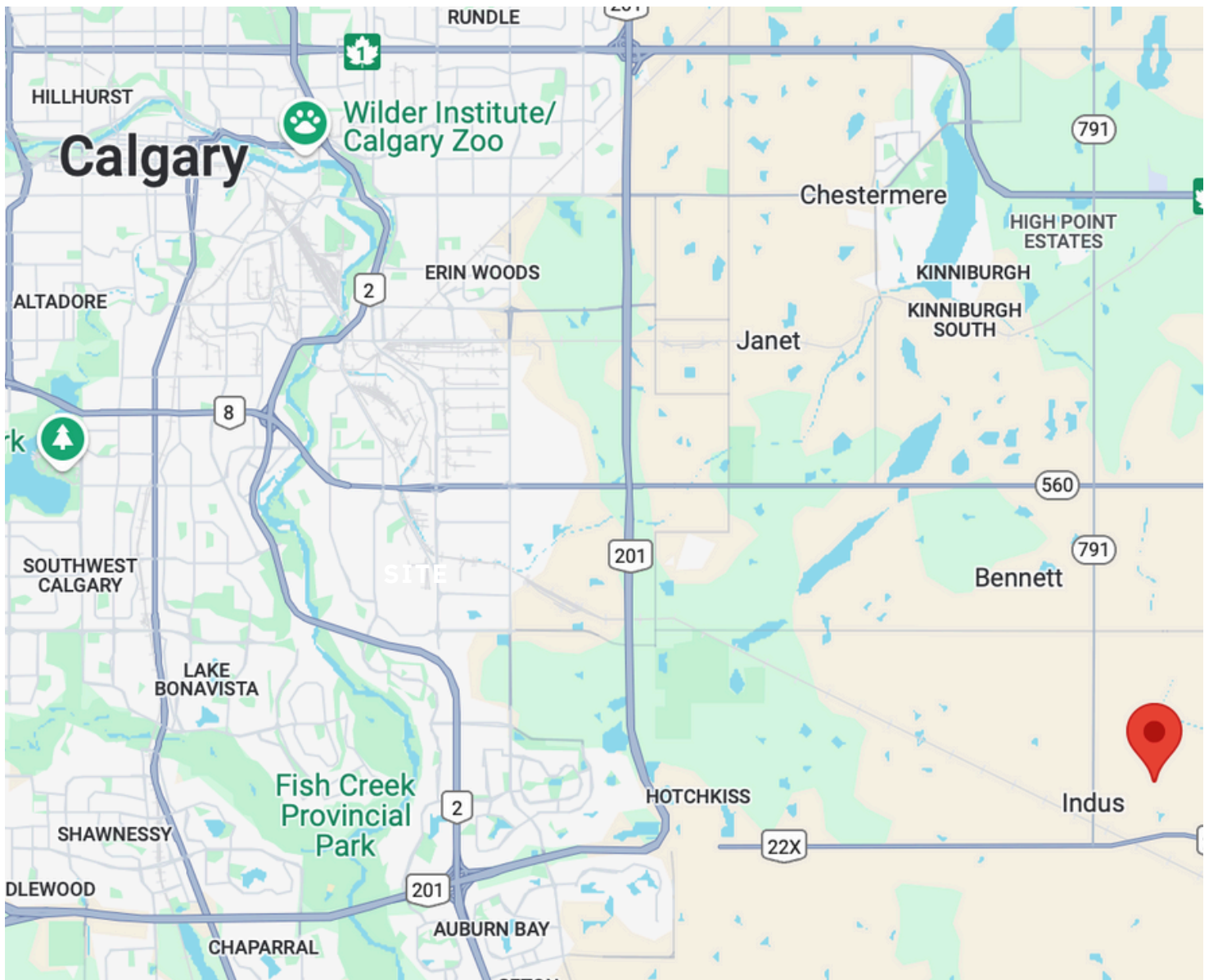


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