

3,583 SF WAREHOUSE SPACE



**5201 A 63 STREET
LLOYDMINSTER, AB**

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

FOR LEASE

\$8.95/ SF Annually

Property Features

- Warehouse space located in Glen E Nielson Industrial Park
- Lease space has a dock door for offloading freight into the warehouse location near SE corner of the lease space
- Landlord is willing to provide a shared yard space if required by tenant behind building
- Approx. 3,583 square feet of main floor space
- Office space includes: three offices on the front of the building with two additional rooms
- There are two bathrooms located off the rear warehouse space and a shipping receiving office
- Front office and entry space is approx. 1700 SF/ rear warehouse is approx. 1,800 SF
- There are 4 dedicated paved parking stalls at the front of the building
- Warehouse has 19' high ceilings and there is additional 993 square feet of mezzanine (at no additional cost to lease agreement)

PROPERTY OVERVIEW

Property Overview

Property Overview:

Year Built: 1985

Square Feet: 3,583

Building Type: Warehouse

Zoned: I1

Heating: Forced Air, Natural Gas

Cooling: Central AC

Power: Single Phase

Occupancy Cost: \$2.00/SF

Occupancy Cost Includes: Insurance, Maintenance, Property Tax

MLS #: A2230244



PROPERTY OVERVIEW

PROPERTY PHOTOS





PROPERTY PHOTOS

LOCATION MAP



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