

HEARTLAND CENTRE I

11870 JOSEPHBURG ROAD, FORT SASKATCHEWAN, AB



HEARTLAND CENTRE I FOR LEASE // OFFICE + WAREHOUSE

The Heartland Centre I and II are office/warehouse buildings totaling 177,200 square feet.

Ample surface parking, 22' warehouse ceilings and a tilt-up concrete foundation make Heartland Centre an excellent choice for companies looking for first-class office and warehouse workspaces.

See this property on tag.ca

BUILDING HIGHLIGHTS

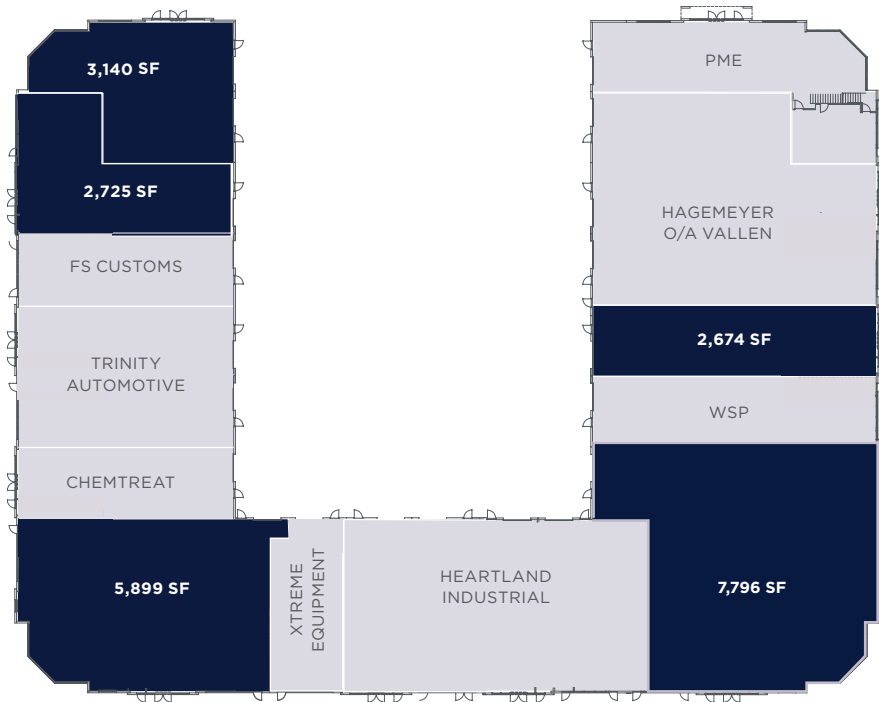
- Located directly off of Highway 15 on the high load corridor
- Within close proximity to Dow Chemical, Sherritt International, and Shell Scotford

CONTACT // Rayann Bungay at rbungay@tag.ca or 780.486.3919



AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1	5,899 SF	Main floor // Demisable base building space
1	2,725 SF	Main floor // Base building industrial space
1	2,674 SF	Main floor // Built out office & warehouse
1	7,796 SF	Main floor // Turnkey office & warehouse
1	3,140 SF	Main floor // Showroom & warehouse
2	1,609 SF	Second floor // Demisable office space
2	3,441 SF	Second floor // Built out office space
2	821 SF	Second floor // Built out office space
2	14,827 SF	Second floor // Demisable office space
2	1,566 SF	Second floor // Built out office space
2	6,413 SF	Second floor // Demisable office space

MAIN FLOOR // WAREHOUSE & OFFICE



ZONING

IL - Light Industrial

CEILING HEIGHT

22' clear

HEATING

Rooftop units

SPRINKLERED

Yes

PARKING

Ample surface stalls

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE RATE

Market

OFFICE LEASE RATE

Market

TI ALLOWANCE

Market

OPERATING COSTS

\$3.81 PSF



INDUSTRIAL HUB

43% of Canada's basic chemical manufacturing



NO BUSINESS TAXES

On top of low energy costs



LOCATED ON THE HIGH LOAD CORRIDOR

A designated heavy-haul route to the oil sands



NEARBY SKILLED LABOUR FORCE

14,342 working population in Fort Saskatchewan

Fort Saskatchewan is a vibrant economic hub and a gateway to Alberta's Industrial Heartland. The Heartland is home to 15 world scale facilities with a capital investment of \$30 billion.



CONTACT US FOR MORE INFORMATION

Rayann Bungay
p. 780.486.3919
e. rbungay@tag.ca

2400, 10104 103 Avenue
Edmonton, AB, T5J 0H8
tag.ca

