



333 Strathmoor Way, Sherwood Park

Flow Through Manufacturing



PROPERTY DETAILS

Address:	333 Strathmoor Way, Sherwood Park
Legal:	Plan 0024902, Block 2, Lot 4
Zoning:	IM (Medium Industrial)
Yard Size:	4.55 Acres (+/-)
Total Size:	32,205 SF (+/-)
Main Building:	29,805 SF (+/-)
Second Building:	2,400 SF (+/-)
Year Built:	2000
Possession:	July 1, 2024
Utilities:	Tenant responsible for utilities
Operating Costs:	\$4.00 / SF (Estimate)
Lease Rate:	\$17.50 / SF



PROPERTY HIGHLIGHTS

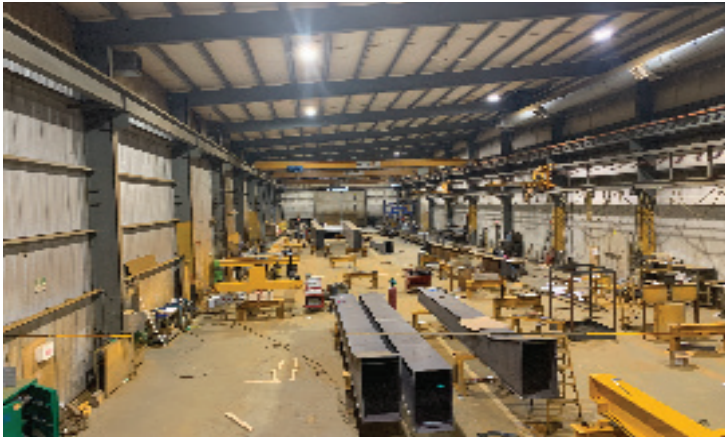
- First-class industrial property with flow through shop
- Multiple cranes up to 20 ton
- Exterior crane ways
- Fully fenced and gated yard
- Heavy power
- Make-up air
- A/C units



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

East Bay



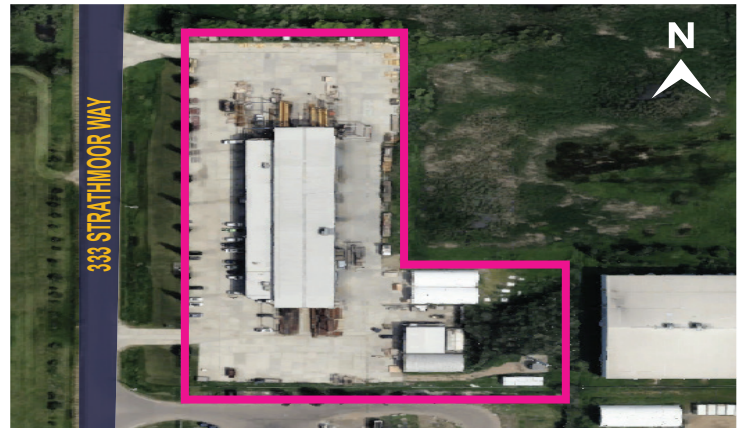
Warehouse with cranes



Ready to use warehouse



Outdoor crane way



 **PROPERTY SPECIFICATIONS**

Main Building Size:	29,805 SF (+/-)
Main Floor:	26,680 SF (+/-)
Second Floor:	3,125 SF (+/-)
Heat:	In-floor
Make-up air:	Yes
Loading:	1 x 20' x 26'
	1 x 20' x 22'
Ceiling Height:	32' (24' Clear underhook height) TBC
Cranes:	2 x 20 Ton
	1 x 10 Ton (Available)

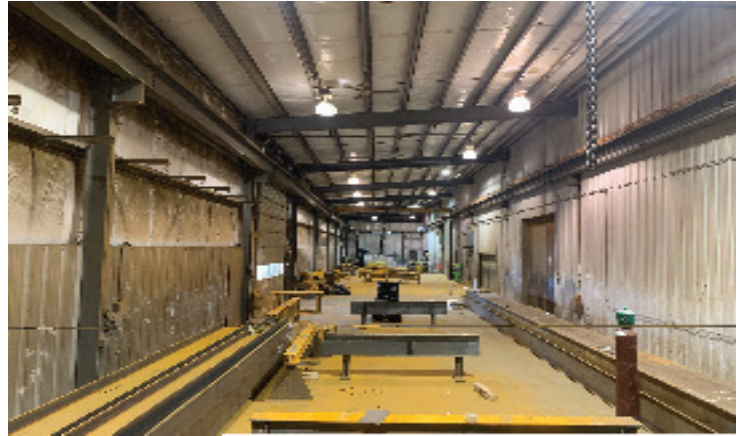


Grade loading

West Bay



Flow through capability



Clean and well kept warehouse



Paved yard



Property exterior

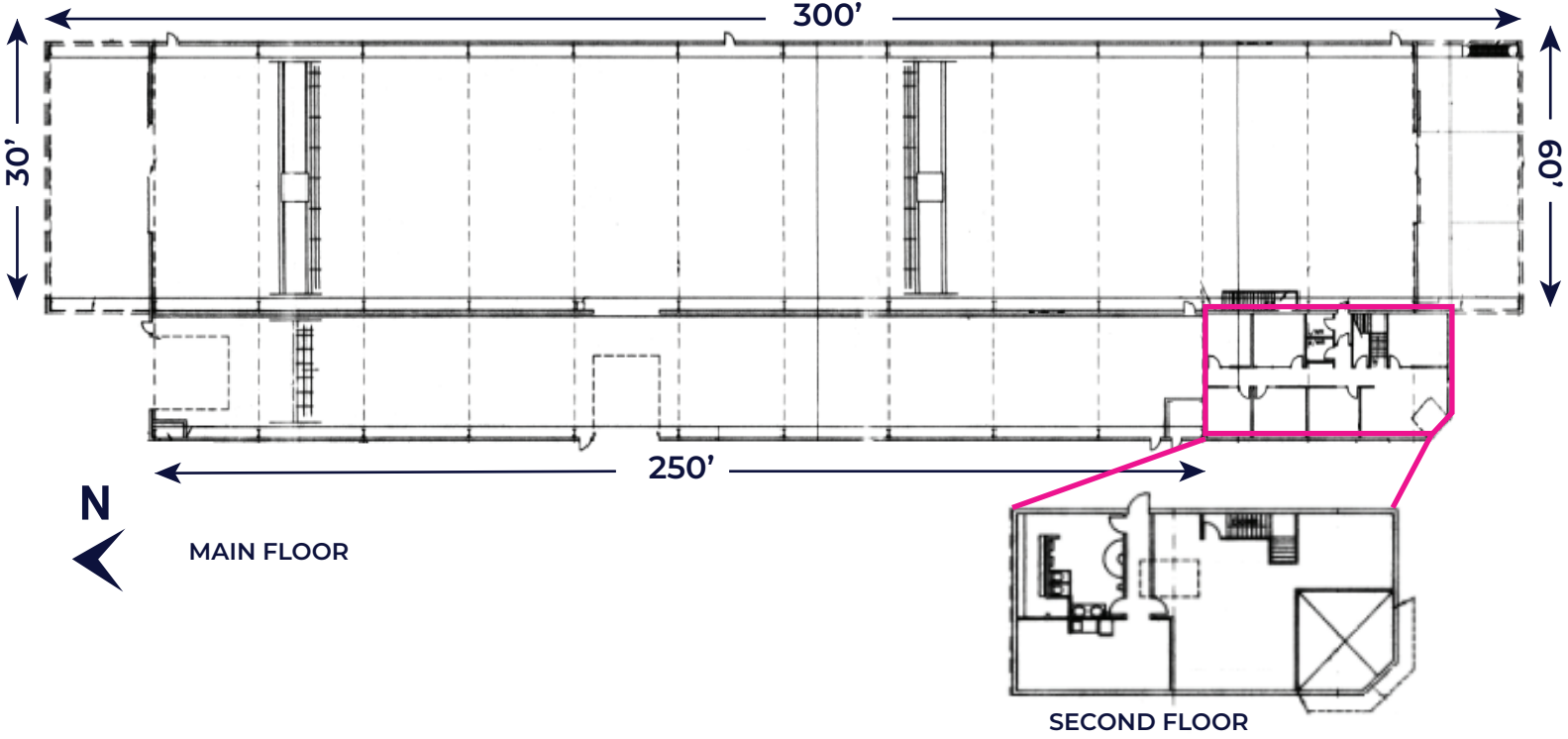
PROPERTY SPECIFICATIONS

Total Size:	3,125 SF (+/-)
Main Floor:	2,400 SF (+/-)
Mezzanine:	800 SF (+/-) (Not included in total SF)
Heat:	In-floor
Make-up air:	Yes
Loading:	2 x 16' x 16'
Ceiling Height:	20' (16' Clear underhook height) TBC
Cranes:	1 x 5 Ton
	1 x 5 Ton (Available)



Lockers

SITE PLAN



PROPERTY LOCATION

333 Strathmoor Way, Sherwood Park

Neighbourhood features:



- Excellent access to major highways including g Petroleum Way, Broadmoor Boulevard, Baseline Road, Yellowhead Trail, and Anthony Henday Drive
- Quick access to the Edmonton and Fort Saskatchewan

Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Colton Colquhoun
 Associate Broker
 780-830-9120
 colton@aicrecommercial.com

Meadow Kenney
 Associate
 780-271-4845
 meadow@aicrecommercial.com