## AVISON YOUNG

## **For Lease** 53251 Range Road 232 Sherwood Park, AB



# Yard For Lease

- Adjacent to CN Rail
- Close proximity to Highway 16 and Anthony Henday Drive
- Immediate access to heavy load corridors
- Fully improved and compacted yard
- Economic land lease options with flexible size ranges
- Build to suit opportunities
- Power and lighting available

### Get more information

#### Thomas Ashcroft Principal D 780 429 7571 thomas.ashcroft@avisonyoung.com

#### **Rob Iwaschok** Principal D 780 429 7567 rob.iwaschuk@avisonyoung.com

#### **Colin Ludwig** Principal D 780 429 7562 colin.ludwig@avisonyoung.com

avisonyoung.com

### **For Lease**

#### **Offering Summary**

Location:	53251 Range Road 232, Sherwood Park
Legal Description:	Plan 0120643, Lot 3
Available Area:	Up to 10.81 acres with option to lease smaller parcels
Additional Buildings:	11 office trailers 52 x 128' - 6,656 sf (approximately)
Zoning:	IM - Medium Industrial
Taxes:	TBD
Available:	Immediately
Lease Rate:	Subject to area of use
Operating Cost: (includes property taxes, landlord's insurance, common area snow removal, lighting and management fees)	\$4,249 per acre per annum





Thomas Ashcroft Principal +1 789 429 7571 thomas.ashcroft@avisonyoung.com Rob Iwaschuk Principal +1 780 429 7567 rob.iwaschuk@avisonyoung.com **Colin Ludwig** Principal +1 780 429 7562 colin.ludwig@avisonyoung.com



© 2022 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young