



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

For Lease

53251 Range Road 232 , Sherwood Park, AB

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: <small>(includes property taxes, landlord's insurance, common area snow removal, lighting and management fees)</small>	\$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

