

32,232 SF INDUSTRIAL SPACE



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LLOYDMINSTER, AB

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

FOR LEASE

\$10.95/SF, Annually

Property Features

- Prime location, just north of 44 ST (HWY 16).
- 21,784 SF of shop and 10,448 SF of office.
- Shop space measures 100' (W) x 200' (D) Approx.
- (3) 12' by 16' overhead doors, bridge crane.
- 23'6" ceiling height at center, 19'8" at the eaves.
- 2 levels of office space include multiple offices, washrooms, board room kitchen area, reception on each floor.
- Offices serviced by forced air heating and AC.
- Fenced compound with mainly paved parking area and yard space.
- Access to the yard is shared.

PROPERTY OVERVIEW

Legal description: Lot 9, Block 4, Plan 9724328

Year built: 1976

Building type: Industrial

Zoned: I2, Medium Industrial

Heating: Forced Air, Natural Gas, Radiant Heat

Cooling: Central AC

Power: 3 Phase, 4 Wire, 600 Amp, 347 Volt

Fenced Compound: Yes

Occupancy cost: \$3.50/SF

Occupancy cost includes: Garbage, Insurance, Maintenance, Management, Property Tax, Site Maintenance

MLS #: A2299535

PROPERTY OVERVIEW

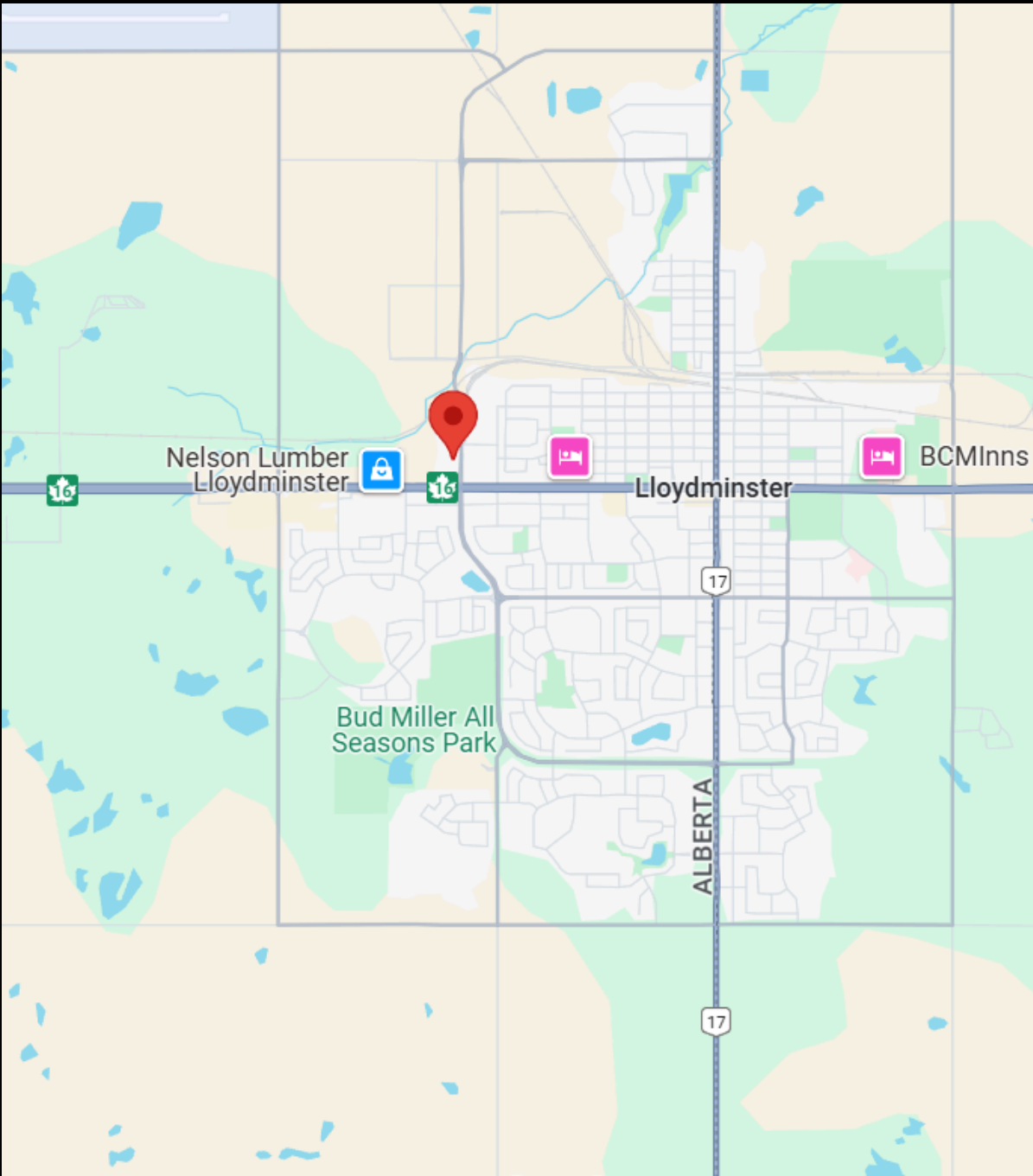
PROPERTY PHOTOS





PROPERTY PHOTOS

LOCATION MAP



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