

FOR SALE

Free-Standing Industrial Building



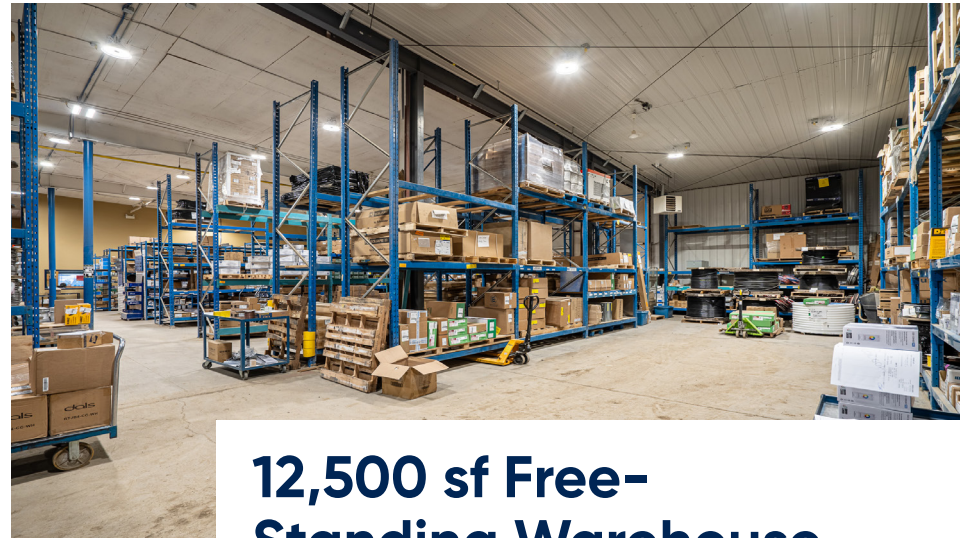
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cresa

5213 63 Street, Lloydminster, AB



12,500 sf Free- Standing Warehouse

Space Profile

Site Size:	1.00 Acre +/-
Building Size:	12,500 sf
Legal Description:	Plan 7820790; Block 6; Parcel 11
Availability:	Contact Agent
Asking Price:	\$1,200,000.00
Property Taxes:	\$16,967.25
Zoning:	I2-Medium Industrial
Site Coverage Ratio:	28%
Year Built:	Original Building-1979 Addition-2006

Building Information

Power:	3 Phase 120/208
Loading:	(2) 12' x 14' Electric Grade Doors
Shop Ceiling Height	16' Ceiling at Eaves 19' 4" Ceiling at Center

Features & Amenities

- Fully fenced and graveled yard
- Reinforced concrete slab-on grade foundation
- Steel frame, metal clad and metal roof
- Make up air in warehouse

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Showroom

Reception Area

Five (5) Internal Offices

Boardroom/Lunch Room

Kitchenette

Large Warehouse

Two (2) 12' x 14' Electric Grade
Doors

Two (2)-2 Stage Sumps in
Warehouse



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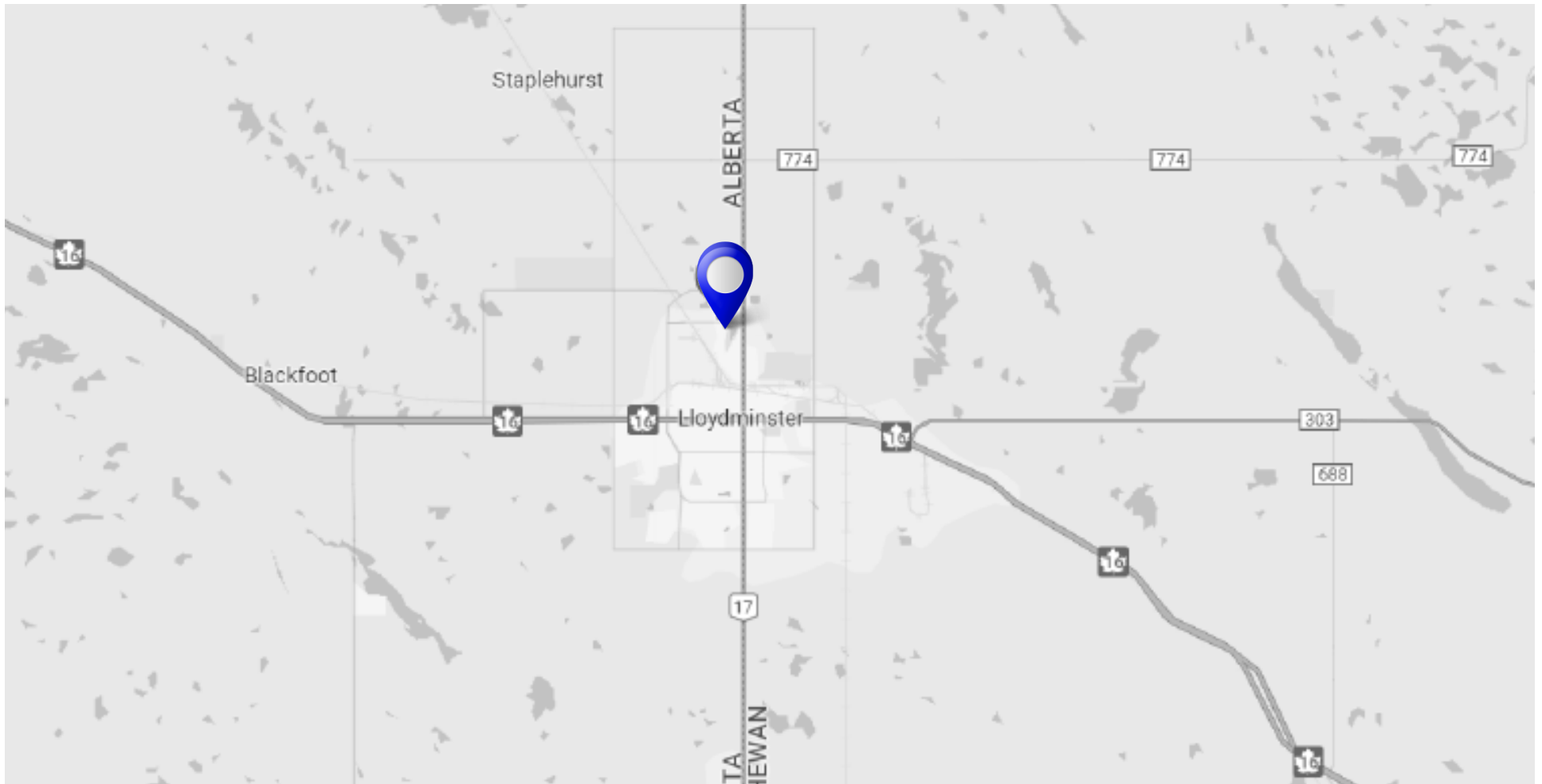
Free-Standing Showroom/Warehouse Space

This space is well-suited for a user requiring ample warehouse/showroom space. The showroom has abundant space. Five private offices off the showroom along with a lunch room/boardroom are ideal for staff-use. Warehouse bays are accessible by two electric grade loading doors. A fully fenced and graveled 1 acre of yard with a 28% site coverage ratio perfect for storage/operations. The property occupies a mid-block location within the Glenn. E. Nielson Industrial Park in proximity to local and regional routes.



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Agent Information

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