








UP TO 16.70 ACRES OF YARD FOR LEASE



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

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FOR LEASE

53251 Range Road 232 , Sherwood Park, AB

Location: 53251 Range Road 232
Sherwood Park, AB

Legal Description: Plan 0120643, Lot 3

Available Area: Up to 16.70 acres with option
to lease smaller parcels

Zoning: IM - Medium Industrial

Available: Immediately

Lease Rate: Subject to area of use

Operating Cost: \$4,783.40 per acre
(includes property taxes, landlord's insurance, common area snow removal, lighting and management fees)
per annum



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