

**AVISON
YOUNG**

2 Buildings on 3.25 Acres

3201 84th Avenue, Sherwood Park, AB



FOR LEASE



23,600 sf building with drive thru loading



16,000 sf building with grade loading



Multiple cranes up to 10-ton available



Yard is mainly 18" thick concrete with perimeter chain link fencing



Easy access to 34th Street, 17th Street and exposure to Sherwood Park Freeway

Get more information

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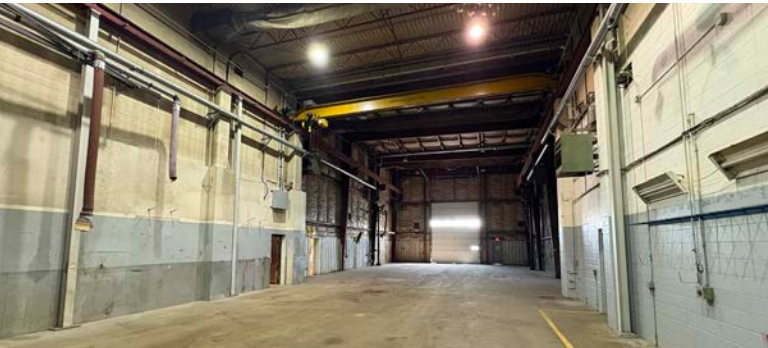
FOR LEASE

Site Size:	3.25 Acres
Zoning:	IM - Medium Industrial
Building 1:	23,600 sf on 2.75 acres
Building 2:	16,000 sf on 0.5 acres

*Buildings can be leased together or separately.
Yard space can potentially be increased or decreased

Building 1

Legal Description:	Lot 2A, Block 1 Plan 0720956
Building Size:	Office: 5,380 sf Shop: 18,220 sf Total: 23,600 sf
Loading:	Grade (11) – 1 x 12’x14’, 1 x 14’x14’, 7 x 14’x16’, and 2 x 16’x20’
Ceiling:	18’ - 30’
Cranes:	5-ton (21’ hook height), 10-ton (19’ hook height), jib crane 750lbs
Electrical:	800 amp, 120/208 volt (TBC)
Heating:	Forced air
Operating Costs:	\$3.15 psf (2025)
Lease Rate:	\$14.00 psf
Available	Immediately



Additional Details:

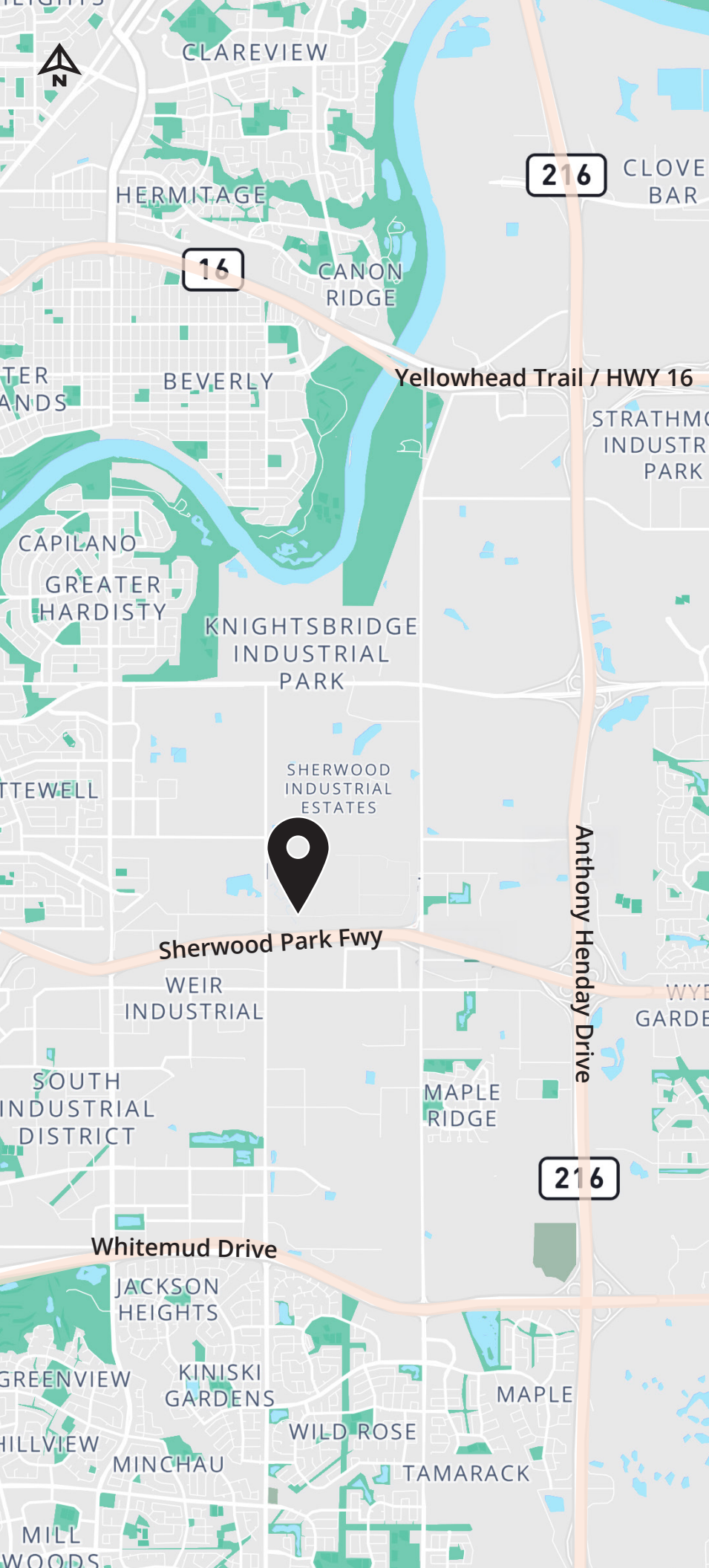
- Make-up Air
- Sump
- Exhaust System
- 500’ test well on site

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Building 2

Legal Description:	Lot 2A, Block 1 Plan 0720956
Building Size:	Office: 4,800 sf Shop: 11,200 sf Total: 16,000 sf
Loading:	5 Grade (16’x16’)
Ceiling:	30’ clear peak 26’ to eaves
Cranes:	(1) 10-ton crane 22’ under hook height
Electrical:	800 amp, 120/208 volt (TBC)
Operating Costs:	\$3.15 psf (2025)
Lease Rate:	\$15.00 psf
Available:	August 1, 2025





Let's talk.

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