



Freestanding Office Space and Shop

- 6,469 SF office space with 19,833 SF shop on 1.53 acres
- Easy access to Yellowhead Trail/Highway 16 and Anthony Henday
- Building features double row parking with 24 stalls, built-out office space over two floors, and a secure paved yard area
- Warehouse space includes radiant tube heating, sumps, crane capable up to 10-tons, and the building is fully sprinklered

Get more information

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Offering Summary

Legal Description: Plan 0728447;
Block 245, Lot 6B

Building Size: 26,430 sf

Site Size: 1.53 acres

Zoning: IM - Medium Industrial

Crane: 2 x 10-ton

Loading: 2 (12' x 14') grade loading

Ceiling Height: 32'8"

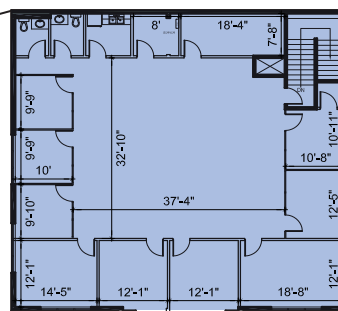
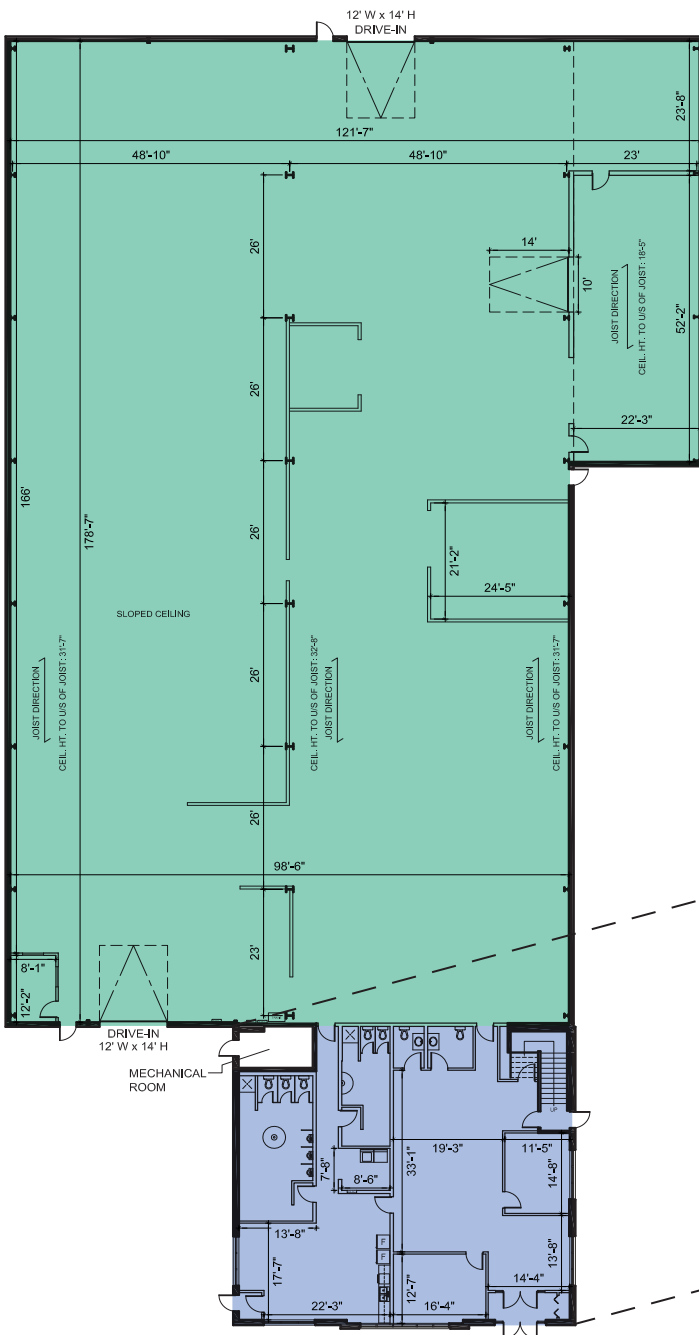
Power: 1600 amp 347/600 volt
3 phase 4 wire

Lighting: LED

Rental Rate: \$12.00 psf

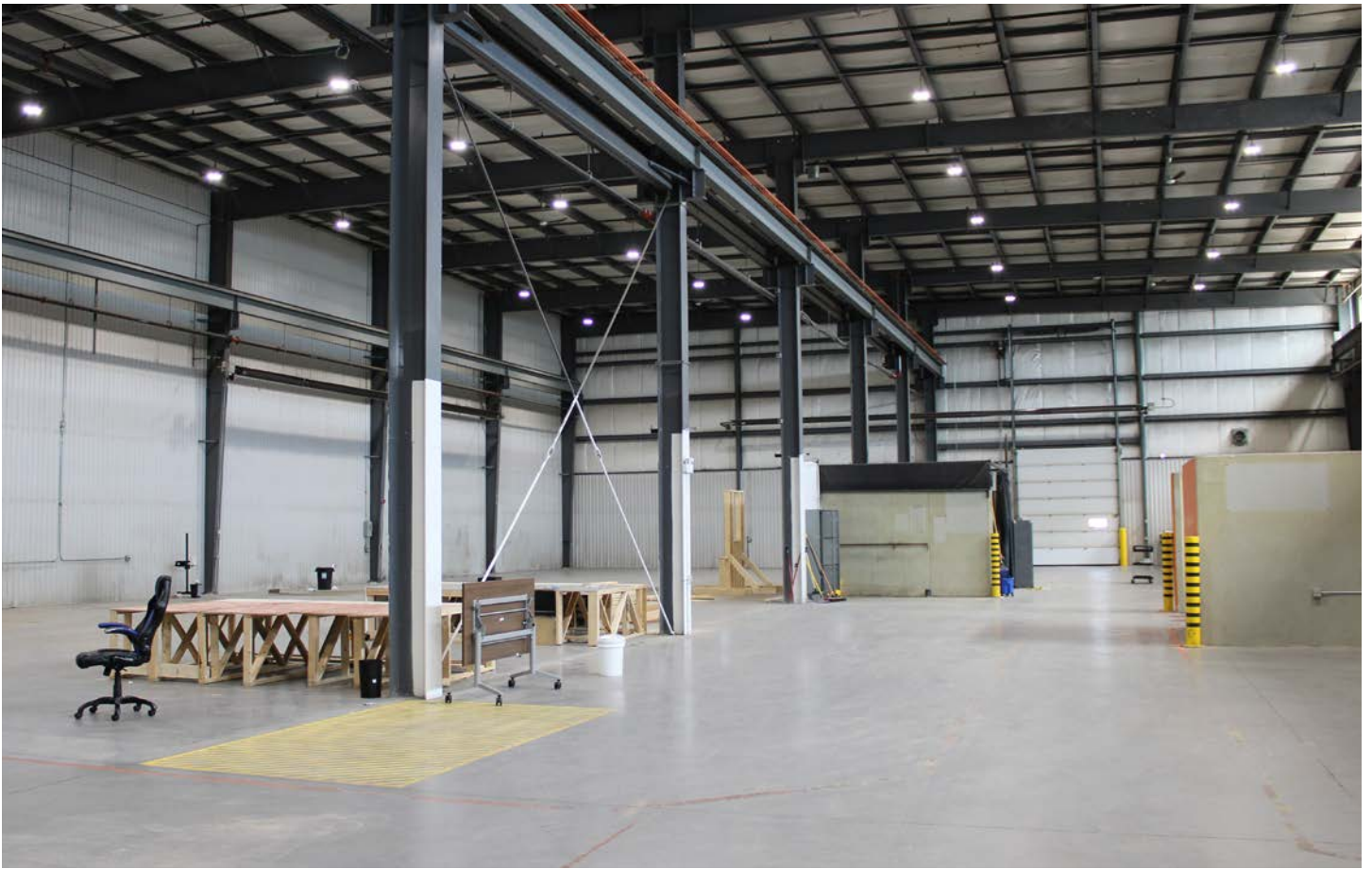
Operating Cost: \$2.60 (2024)

Property Tax: \$2.36 (2024)



- Warehouse area
- Office area

2240 Premier Way, Sherwood Park, AB





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