AVISON YOUNG

Industrial unit for lease

1010 12 Avenue, Unit 3
Coaldale, AB T0K 1K7

Lease Price
$2,400 / month

Opportunity (SF)
2,950 SF

Possession
Immediate

Industrial bay and office space available in a newly constructed industrial condo

Get more property information

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Property Description

This newer industrial bay features open office/showroom space, large open shop area, second floor office, and three bathrooms. This modern industrial unit has lots of natural lighting with an open reception area. The shop includes two 14'x14' OHDs, 19' ceiling height, floor drain, make up air unit, 100-Amp, 3-phase electrical, and LED lighting. The unit also includes a large shared yard space that is fenced and secure, with ample parking for vehicles and equipment.

Location Description

Industrial unit with great visibility and access along 12th Avenue, Coaldale with easy access to both Highway AB-3 and AB-845. The site has dual entrances for large vehicles as well as a large, fully-fenced, and secure yard space. Customer parking in the front of the unit and street parking available as well.

Offering Summary

Opportunity:	Shop: 1,950 SF Main Floor Office: 500 SF Second Floor Office: 500 SF
Legal Address:	1612486;18;4
Zoning:	Industrial
Lease Price:	$2,400 / month
Additional Rent:	$729 / month
Possession:	Immediate

Property Highlights

- Two 14'x14' OHDs
- 19' ceiling height
- Large secure yard
- Office and reception area
- 2nd floor office space

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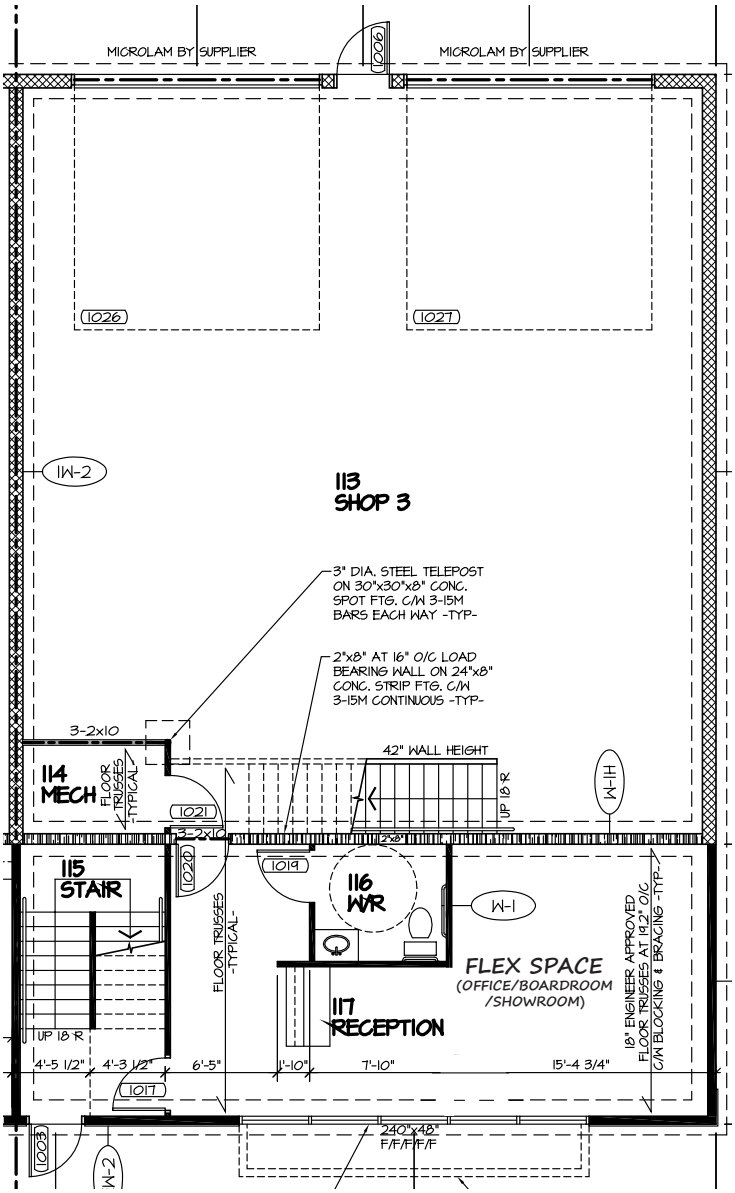
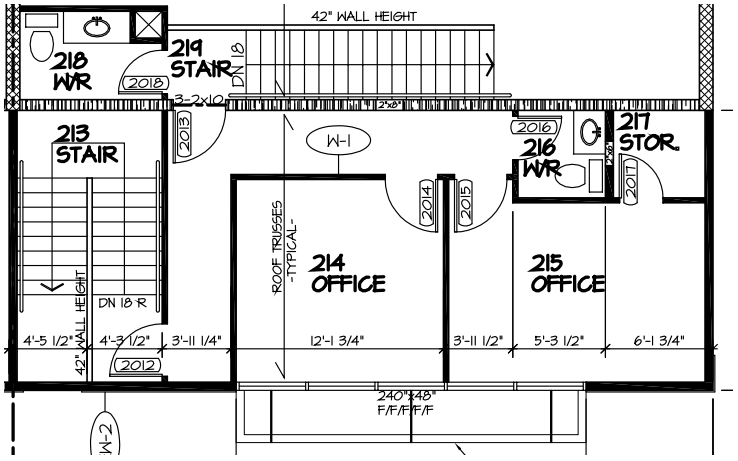
Floor Plan



Main Floor



Second Floor

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