

**AVISON  
YOUNG**

**3201 - 84 Avenue**

Sherwood Park, AB



**23,600 SF BUILDING ON 2.25 ACRES WITH DRIVE THROUGH LOADING**

**FOR LEASE**



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**

Legal Description: Lot 2A, Block 1  
Plan 0720956

Building Size: Office: 5,380 sf  
Shop: 18,220 sf  
Total: 23,600 sf

Site Size: 2.25 acres

Zoning: IM - Medium Industrial

Loading: 11 Grade Doors:  
1 x (12'x14')  
1 x (14'x14')  
7 x (14'x16')  
2 x (16'x20')

Ceiling: 18' - 30'

Cranes: 5-ton (21' hook height)  
10-ton (19' hook height)  
jib crane 750lbs

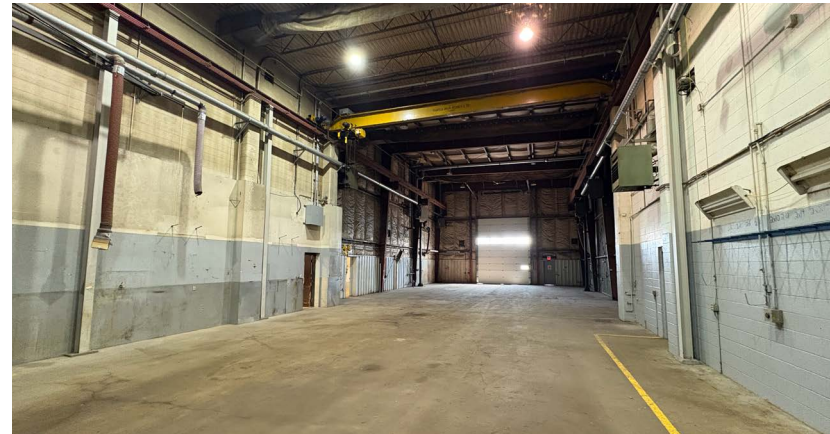
Electrical: 800 amp, 120/208 volt (TBC)

Heating: Forced air

Operating Costs: \$3.15 psf (2026)

Lease Rate: \$14.00 psf

Available: Immediately

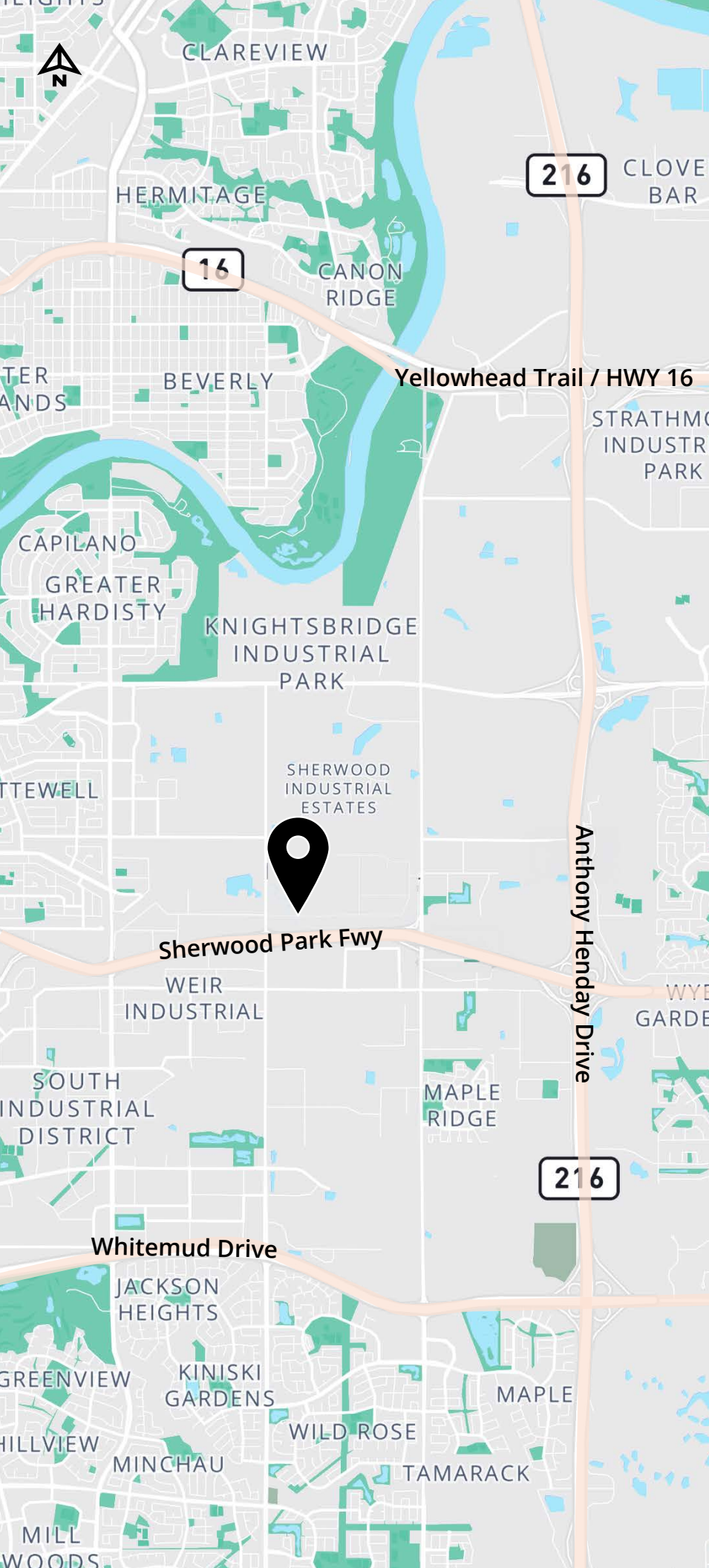


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- Additional Details:**
- Make-up Air
  - Sump
  - Exhaust System
  - 500' test well on site





# Let's talk.

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