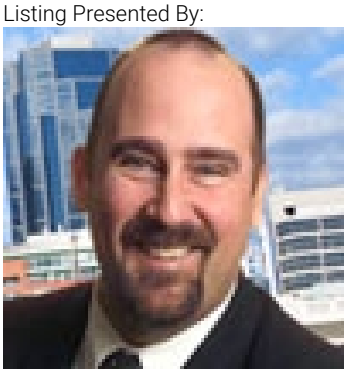


90 Slater Road Strathmore Alberta

$17

STRATEGIC LIGHTINDUSTRIAL LEASING OPPORTUNITY18,327 SQ. FT. | TWO BUILDINGS | SECURE YARDSpruce Park Light Industrial Subdivision | Strathmore, Alberta | M1 ZoningBring Your Business to Strathmore. Move In. Scale Up. Grow.An exceptional opportunity awaits businesses seeking substantial shop space, operational flexibility, and room to grow. This well-maintained, original-owner Industrial property offers approximately 18,327 sq. ft. across two buildings, complemented by a fenced and secure outdoor yard suitable for equipment storage, vehicle parking, and business operations.PROPERTY HIGHLIGHTSApproximately 18,327 sq. ft. across two buildings, can be broken down into smaller shop leases to suit your business needs!Seven individual bays: three in Building A and four in Building BSix drive-through bays 14' DoorsMultiple overhead doors with front-to-back access in designated baysFenced and secure outdoor yard for storage and parkingDedicated office, staff, storage, and utility areasM1 Light Industrial zoningOne building, or a portion of buildings are also availableImmediate possession availableBasic rent: $16.50 per sq. ft. per annumUtilities, Land Taxes and additional applicable lease costs are extra. Confirm all lease terms,permitted uses, building measurements, and operating requirements with the landlordBUILDING A -- APPROX. 9,123 SQ. FT.A versatile industrial facility offering substantial shop space and flexibility for a variety of business operations.Three drive-through bays, and an additional mechanical nookSix overhead doorsUpper floorFour offices in total, plus receptionTwo storage roomsStaff area with full kitchenThree washroomsLocker room, and shop office area complete with washer and dryer hook upWash bay with NG Hotsy Unit, complete with 2 ton crane3 phase power to buildingExterior shed for useThe combination of shop space, office facilities, and staff ameni...

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