



## Spruce Grove Alberta

\$4,600,000

Exceptional industrial opportunity situated on 2.34 acres in Spruce Groves established industrial district. This modern 110,078 SF facility combines quality construction, functional design, and extensive yard space to accommodate a wide range of industrial operations. The professionally finished office area is complemented by a highly functional shop featuring six oversized drive-through overhead doors, crane infrastructure, wash bay with Hotsy system, in-floor heating, make-up air system, and concrete loading aprons. The fully fenced and secure site offers excellent circulation for large commercial vehicles and an exceptionally low site coverage ratio, providing outstanding flexibility for outdoor storage, equipment, and future operational expansion. Strategically positioned in one of Spruce Groves premier industrial areas, the property benefits from immediate access to Highway 16A via Century Road and excellent connectivity to Highway 16, providing efficient transportation throughout the Edmonton Metropolitan Region. M1 zoning provides exceptional flexibility for a wide range of industrial, commercial, automotive, office, service, wholesale, and equipment related businesses. A rare opportunity to acquire a well-appointed industrial facility offering modern improvements, exceptional functionality, and extensive yard space. Available for immediate possession (id:6769)

Listing Presented By:



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