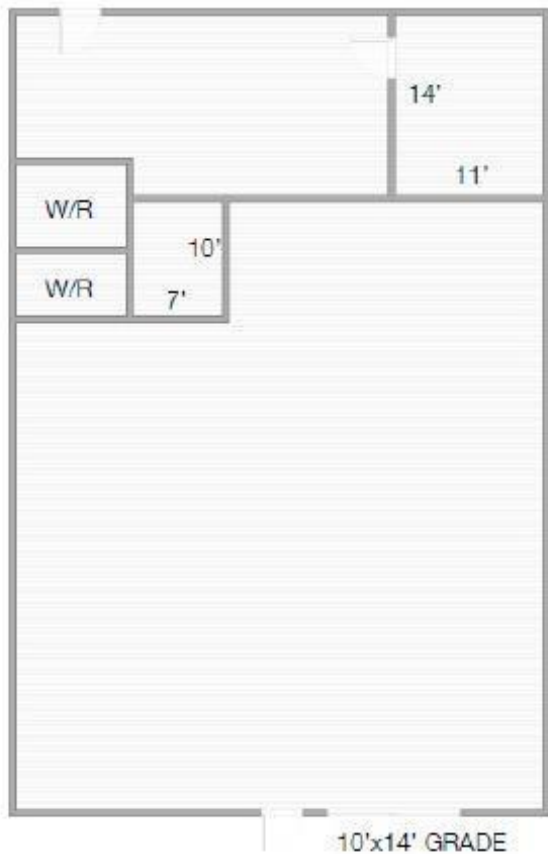


UNIT A



FOR ILLUSTRATIVE PURPOSES ONLY • MEASUREMENTS MAY NOT BE EXACT

Spruce Grove Alberta

\$11

Discover a prime industrial opportunity in Spruce Grove with these versatile office/warehouse bays totaling approximately 2,400 sq.ft. for lease. Featuring 12 x 14 grade level overhead doors, 18 ceilings, and bonus storage mezzanine space, this property is ideal for a range of industrial uses under General Industrial Zoning. Conveniently located just off Parkland Highway and within 10 minutes of Anthony Henday Freeway, it offers exceptional accessibility and connectivity. Whether for manufacturing, distribution, or storage needs, seize the chance to elevate your business operations in this strategically positioned space.

Other Property Types:

Industrial, Office Subject Space Width: 39 Ownership Interest: Private RPR Survey Available: No Seller Rights:

No Appointment Name: Drew Joslin Appointment Phone: 587-377-0796 Lease Operating Costs Included:

Includes common area maintenance, property taxes, building insurance and management fees Paragon Listing

ID: E4463348 (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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