



## 10011 94A Avenue Westlock AB

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Prime industrial lease space. 7840 sqft including a large coffee room with full kitchen. Located in the Westlock Industrial Park. Building has 3 overhead doors, 1 with a loading dock. Front overhead door is 12' wide x10' high. The back two overhead doors are 10x8 and 8x7.5. Concrete floor throughout interior. Metal roof and siding. In-floor heat and overhead furnaces to heat back area. 2 newer boilers: 1 high-temp and 1 low temp. 2 or 3 overhead water heat furnaces. Clear-span building, so walls inside are strictly for partition and could be moved out. Landlord would like to lease this property out as is. Lease price to escalate each year by 50 cents per square foot per annum. This lease will be a triple net lease where the tenant will be responsible for the utilities taxes and insurance in addition to the rent.

Listing Presented By:



Originally Listed by:  
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