



Spruce Grove Alberta

\$16

Size: 18,700 sq. ft. high-quality office/warehouse unit with yard area, consisting of 4,500 sq. ft. +/- of fully developed office with balance of warehouse space. Additional Yard: Ability to lease additional 2.14 acres of adjoining yard space. Bonus Mezzanine: Additional 4,500 sq. ft. undeveloped mezzanine area included free of charge, offering potential for additional office space or storage. Warehouse Features: Wash bay, LED lighting, four automatic grade loading doors (two oversized - 16' x 20'), radiant tube heating, air lines throughout, make-up air, and heavy power. Office Layout: Reception/Waiting area with vestibule, ten private offices, large boardroom, and full kitchen/staff lounge. Additional shop lunchroom area with locker room, bathrooms with shower, and laundry. Yard: Fully fenced and graveled with concrete aprons; Dedicated access point with security gate; Ability to Lease additional 2.14 acres of adjoining yard space. Location: Ideally located just off Parkland Highway with convenient access to Golden Spike Road and Century Road. (id:6769)

Listing Presented By:



Originally Listed by:
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