



118 Gillmore Drive Anzac Alberta

\$10,000

FOR LEASE - Standalone 4656 SF industrial warehouse with an office on 3.88 Acres gravelled and chain link fenced site with a gate at the site entrance. Pre-engineered steel and metal framed one-storey business industrial warehouse building comprised of two components that have been assembled. Together they include both warehouse space and proportionate finished office space, as well as a small modest mezzanine area. The property is enhanced with Floor drains with a sump, 3-phase power o 200 amps, forced air heating, suspended gas-fired units, air make-up system. 18 ft ceiling height in the main, and 16 ft ceiling height in the additional shop area. Three insulated steel overhead doors with an electric hoist (16' w x 14' h & 12' w x 10' h) and 1 16' w x 10' h w/chain hoist. Developed office area with reception/lobby, kitchen/staff room, 2 washrooms, file room, and private office. The mezzanine overlooks the warehouse with a large office and storage room. High Exposure from both southbound and northbound traffic, situated directly on Highway 881 in the hamlet of Anzac. Convenient access/egress. Utilities to be paid by Tenant effective Sep. 29, 2023. (id:6769)

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<http://www.theloregroup.com/>

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