

**AVISON
YOUNG**

TAG
DEVELOPMENTS

For Lease
8521 - 115 Street
Fort Saskatchewan, AB



New precast construction with build-to-suit office

- Rare opportunity for a low site coverage (11%) best-in-class building on a premium corner lot
- Substantial completion of the building and site work can be achieved 5 months following breaking ground
- Ability to accommodate 11,210 to 22,420 SF on main floor; additionally, building is engineered to add second floor office mezzanine of up to an additional 3,285 SF
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with fenced and secured yard
- Close proximity to Highway 15

Get more information

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For Lease



Offering Summary

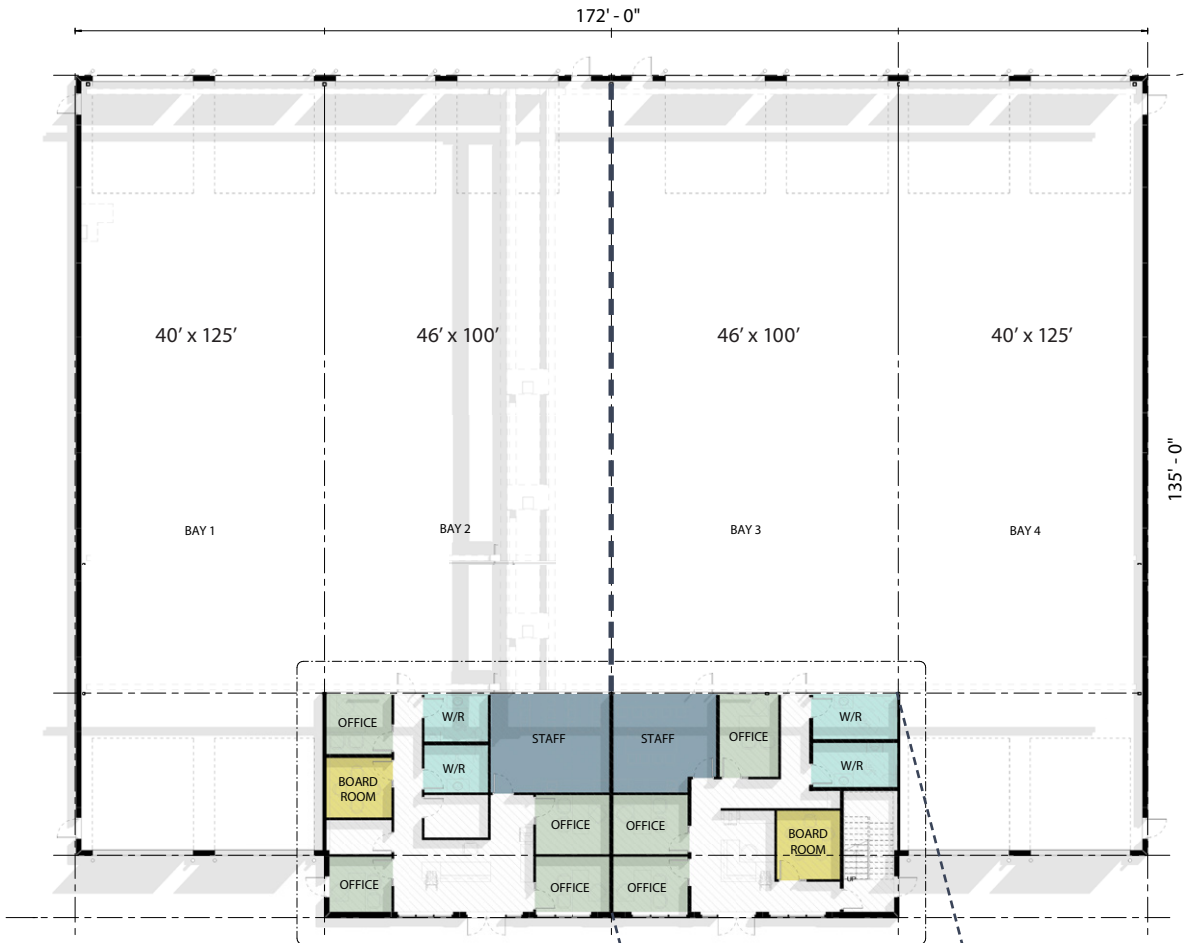
Legal Description:	Plan 1522620, Block 5, Lot 3
Building Size:	22,420 square feet Minimum Size: 11,210 square feet Office Area: Landlord will build to suit. Additional 3,285 SF of second floor office mezzanine can be built.
Site Size:	4.55 acres
Power:	400 amp, 347/600 volt
Loading:	Grade (16' x 18') - Rear (8), Front (4) drive-thru/drive-in
Lighting:	Motion censored LED
Clear Ceiling Height:	25'5"
Lease Rate:	Market
Operating Cost:	TBD
Tenant Allowance:	Market

Property Description

- Wide drive isles with drive around access/egress
- Fully fenced site with 6’ chain link fence and three
- 14’ non-motorized swing gates
- Option for trench sumps throughout
- Fully landscaped
- Radiant tube heating in shop
- Ample parking for office



OPTION 1 (TWO TENANTS)



Tenant 1 with 1 storey office Tenant 2 with 2 storey office

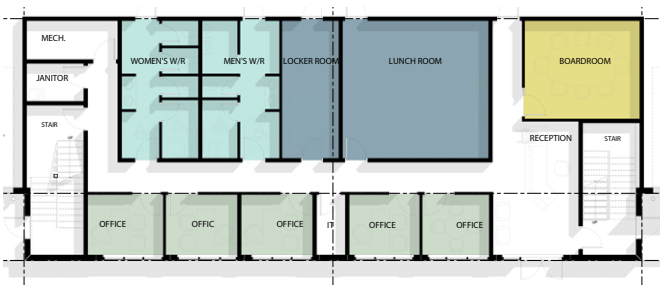
FLEXIBLE BUILD OUT OPTIONS

Landlord will build to suit



2 Storey Addition

OPTION 2 (ONE TENANT)



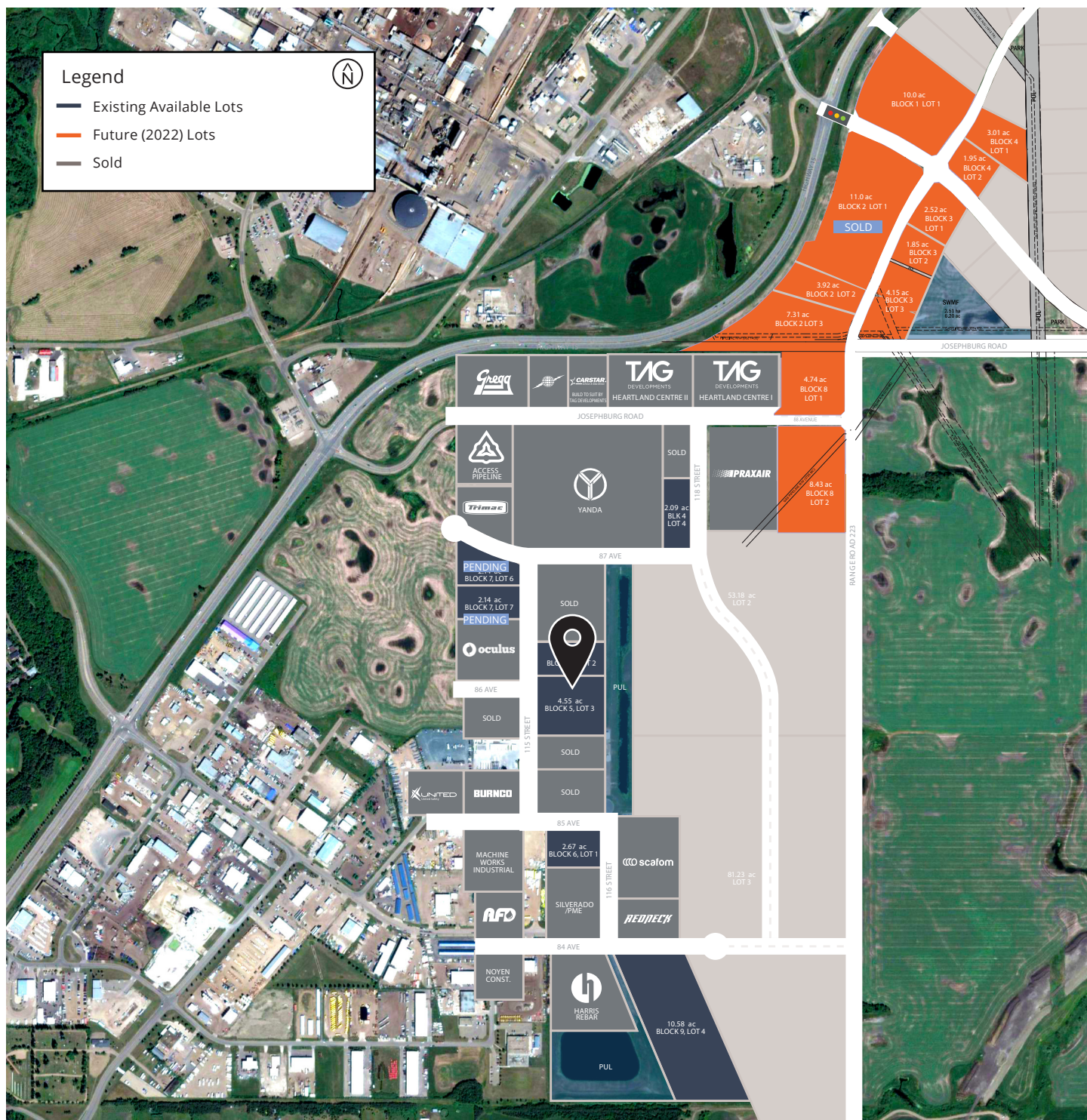
Main floor



2nd Floor

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