



Partnership. Performance.



Property Highlights

- 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 22,500 sf on main floor; additionally, building is engineered to add second floor office mezzanine of up to an additional 3,285 sf
- New precast construction with build-to-suit office
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with fenced and secured yard
- Close proximity to Highway 15

8626 - 115 STREET
FORT SASKATCHEWAN, AB



Platinum
member



Property Details

LEGAL ADDRESS:

Plan 1522620, Block 5, Lot 1

BUILDING AREA:

22,500 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:

4.47 acres

POWER:

400 amp, 347/600 volt

LIGHTING:

Motion censored LED

CLEAR CEILING HEIGHT:

25'5"

LOADING:

Grade (16' x 18') - Rear (8), Front (4) drive-thru/drive-in

LEASE RATE:

Market

OPERATING COSTS:

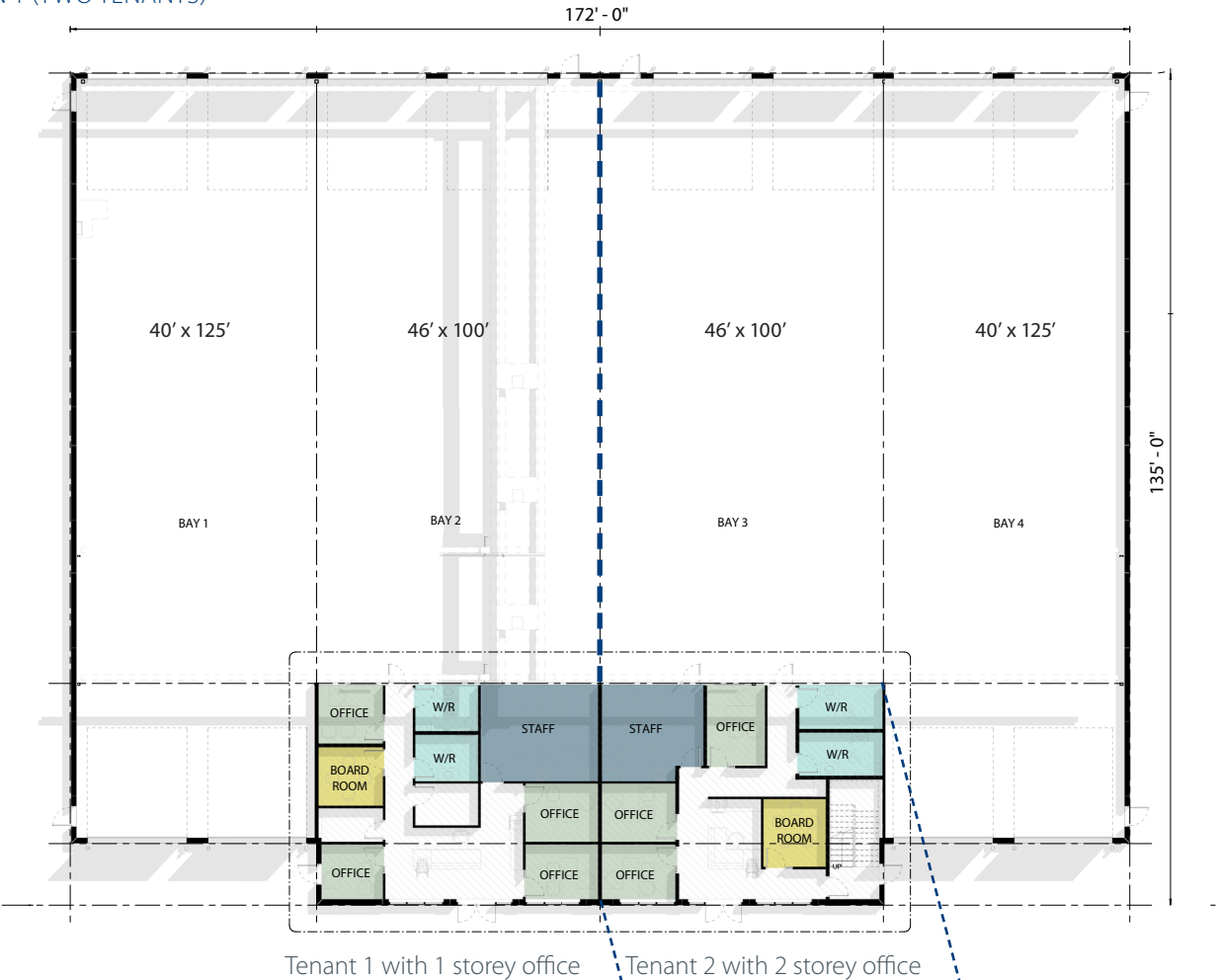
TBD

Additional Details

- 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)



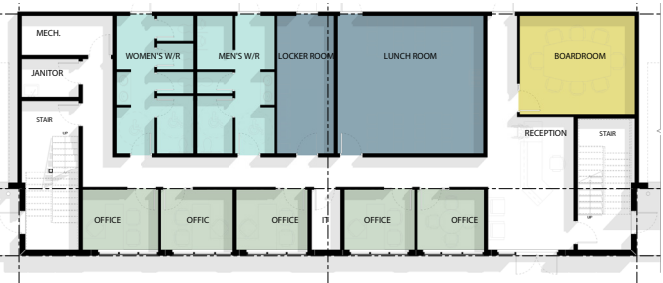
FLEXIBLE BUILD OUT OPTIONS

Landlord will build to suit



2 Storey Addition

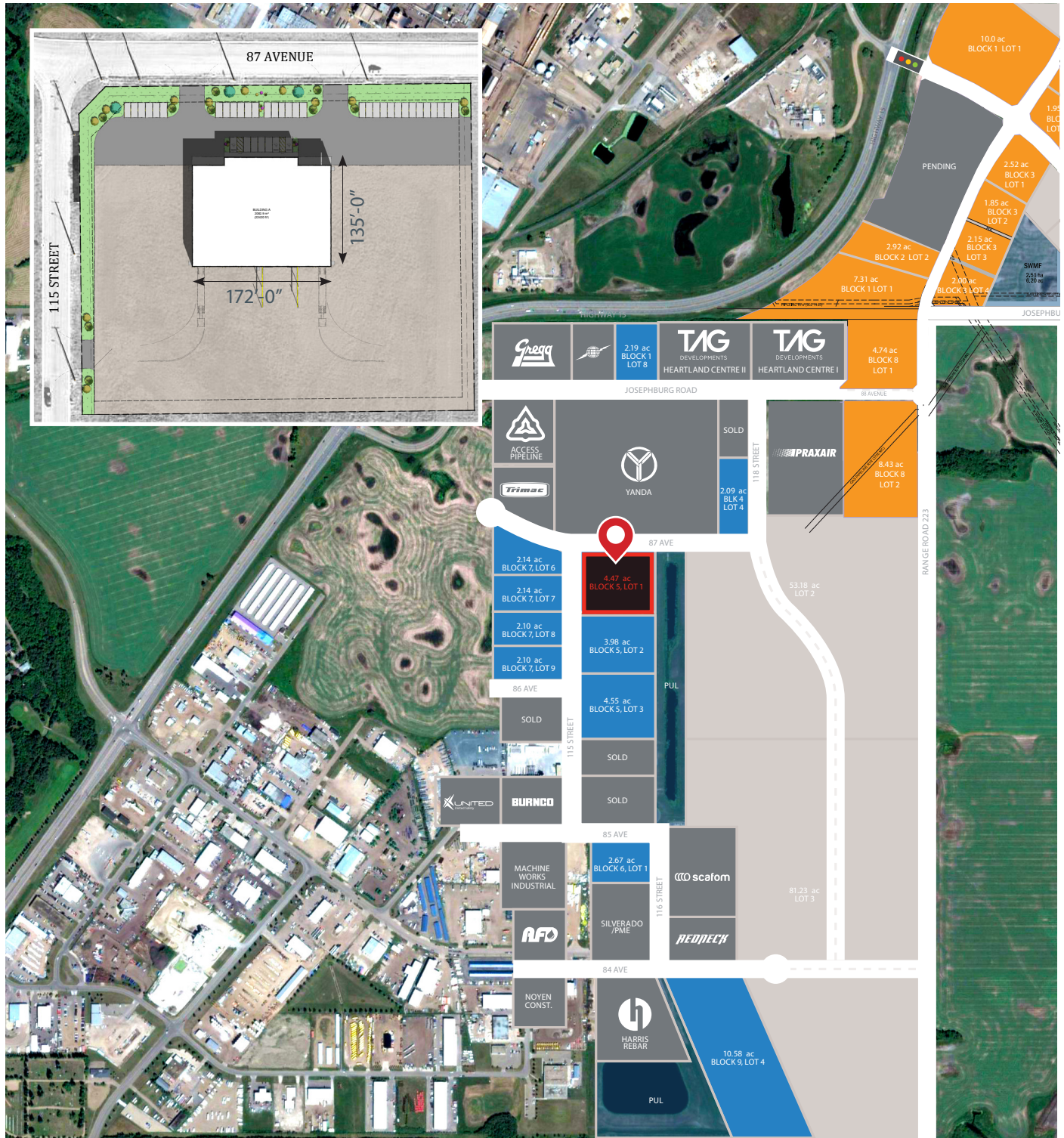
OPTION 2 (ONE TENANT)



Main floor



2nd Floor



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