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**8626** | **115 STREET**  
FORT SASKATCHEWAN, AB

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### 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 22,420 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

#### Avison Young Industrial Team

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**TAG**  
DEVELOPMENTS

See this property on **tag.ca**



## Property Details

|                       |  |
|-----------------------|--|
| Legal Description:    | Plan 1522620, Block 5, Lot 1   |
|                       | 22,420 square feet   |
|                       | Minimum Size: 11,210 square feet   |
| Building Area:        | Office Area: Landlord will build to suit.<br>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)<br>drive-thru/drive-in  |

Lease Rate: From \$12.95 PSF

Operating Cost: \$3.22 (2021 est.)

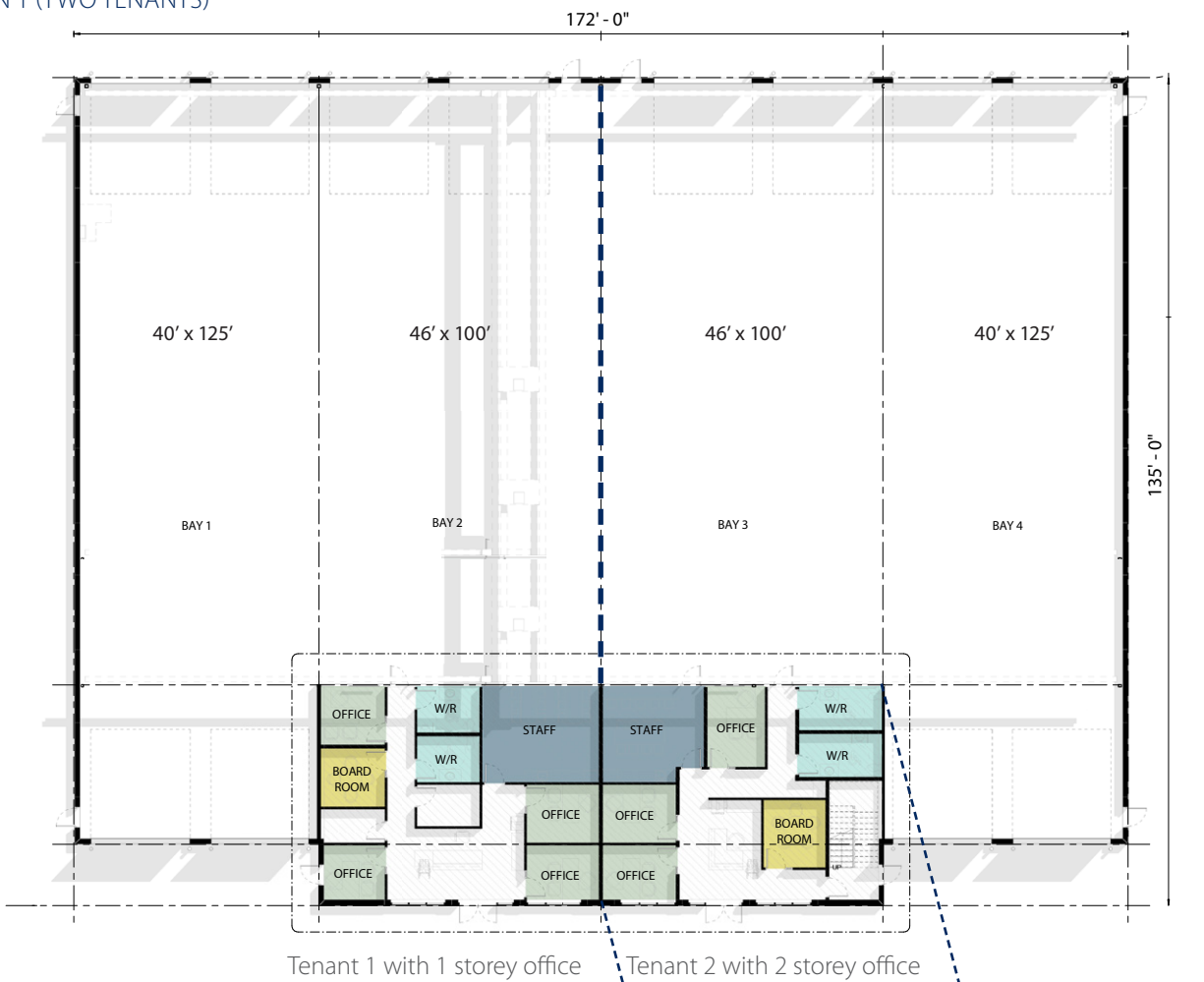
Tenant Allowance: \$10.00/SF

## 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)

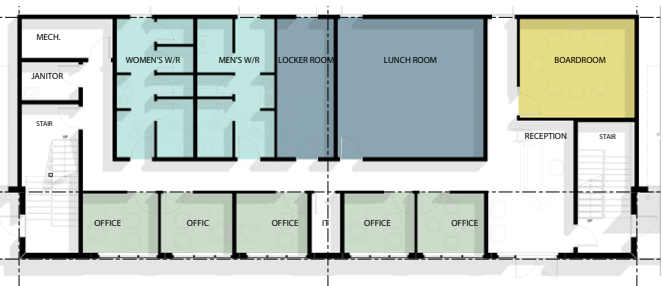


**FLEXIBLE BUILD OUT OPTIONS**

Landlord will build to suit



OPTION 2 (ONE TENANT)

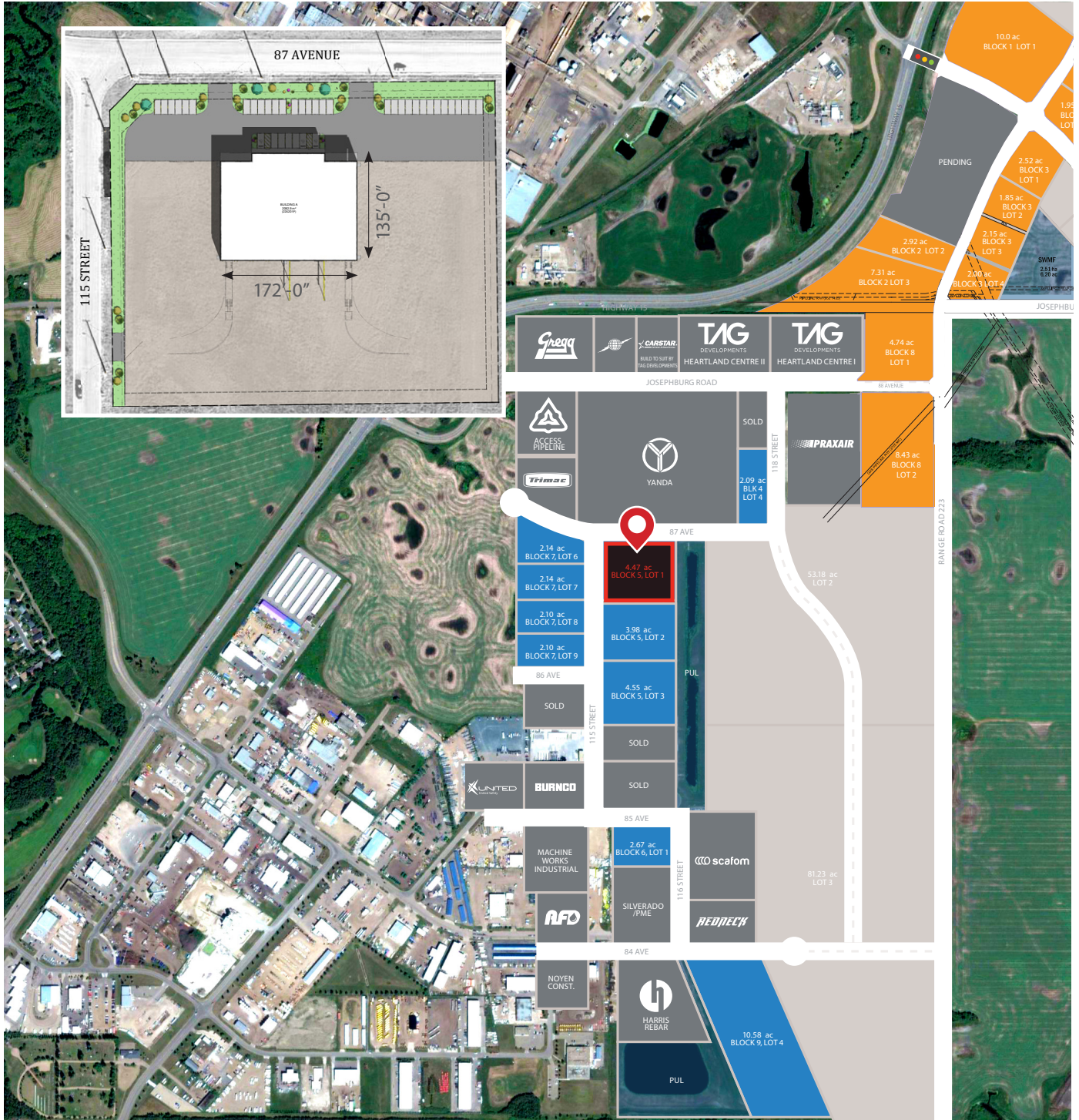


Main floor



2nd Floor





**AVISON  
YOUNG**

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