

# **HEARTLAND CENTRE II**

11602 88 AVENUE (JOSEPHBURG ROAD), FORT SASKATCHEWAN







#### **HEARTLAND CENTRE II**

FOR LEASE // OFFICE + WAREHOUSE

The Heartland Centre I and II are office/warehouse buildings totaling 177,200 square feet.

Ample surface parking, 22' warehouse ceilings and a tilt-up concrete foundation make Heartland Centre an excellent choice for companies looking for first-class office and warehouse workspaces.

# **BUILDING HIGHLIGHTS**

- Located directly off of Highway 15 on the high load corridor
- Within close proximity to Dow Chemical, Sherritt International, and Shell Scotford

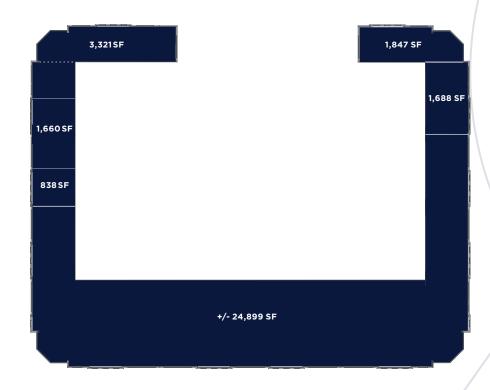


AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1 & 2	4,374 SF	Main & Second floor // Move in ready // 2,450 SF of office with 1,924 Sf open bay
1	5,229 SF	Main floor // Office and industrial space
1	3,365 SF	Main floor // Built out office and industrial space
1	7,562 SF	Main floor // Move in ready // 1,716 SF of office with 5,846 SF open bay complete with trench drains
2	1,660 SF	Second floor // Demisable office space
2	1,688 SF	Second Floor // Move in ready office space
2	3,321 SF	Second floor // Demisable office space
1 & 2	+/- 35,000 SF	Main & Second floor // Demisable flex space
1 & 2	3,694 SF	Main & Second floor // Base building // Demisable space

# MAIN FLOOR // WAREHOUSE



# SECOND FLOOR // OFFICE



# **ZONING**

IL - Light Industrial

#### **CEILING HEIGHT**

22' clear

#### **HEATING**

Rooftop units

#### **SPRINKLÉRED**

Yes

# PARKING

Ample surface stalls

Vacant

Leased

# INDUSTRIAL LEASE RATE

Market

# **INDUSTRIAL TIA**

30% turn key

#### **OFFICE LEASE RATE**

Market

#### OFFICE TIA

\$50 PSF

#### **OPERATING COSTS**

\$3.59 PSF



43% of Canada's basic chemical manufacturing

**NO BUSINESS TAXES**On top of low energy costs

LOCATED ON THE HIGH LOAD CORRIDOR
A designated heavy-haul route to the oil sands

NEARBY SKILLED LABOUR FORCE
14,342 working population in Fort Saskatchewan

Fort Saskatchewan is a vibrant economic hub and a gateway to Alberta's Industrial Heartland. The Heartland is home to 15 world scale facilities with a capital investment of \$30 billion.



#### **CONTACT US FOR MORE INFORMATION**

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