

## 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	2,730 SF	<b>LEASED</b>
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
1	6,600 SF	<b>LEASED</b>
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	+/- 42,000 SF	Main & Second floor // Demisable flex space
1 & 2	3,694 SF	Main & Second floor // Base building // Demisable space

**MAIN FLOOR // WAREHOUSE**



**ZONING**

IL - Light Industrial

**CEILING HEIGHT**

22' clear

**HEATING**

Rooftop units

**SPRINKLERED**

Yes

**PARKING**

Ample surface stalls

■ Vacant

■ Leased

**SECOND FLOOR // OFFICE**



**INDUSTRIAL LEASE RATE**

Market

**INDUSTRIAL TIA**

30% turn key

**OFFICE LEASE RATE**

Market

**OFFICE TIA**

\$50 PSF

**OPERATING COSTS**

\$3.59 PSF



**INDUSTRIAL HUB**

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**

Richard Knibbs  
p. 780.486.3923  
e. rknibbs@tag.ca

2400, 10104 103 Avenue  
Edmonton, AB, T5J 0H8  
[tag.ca](http://tag.ca)

