

## 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.

See this property on [tag.ca](http://tag.ca)

### BUILDING HIGHLIGHTS

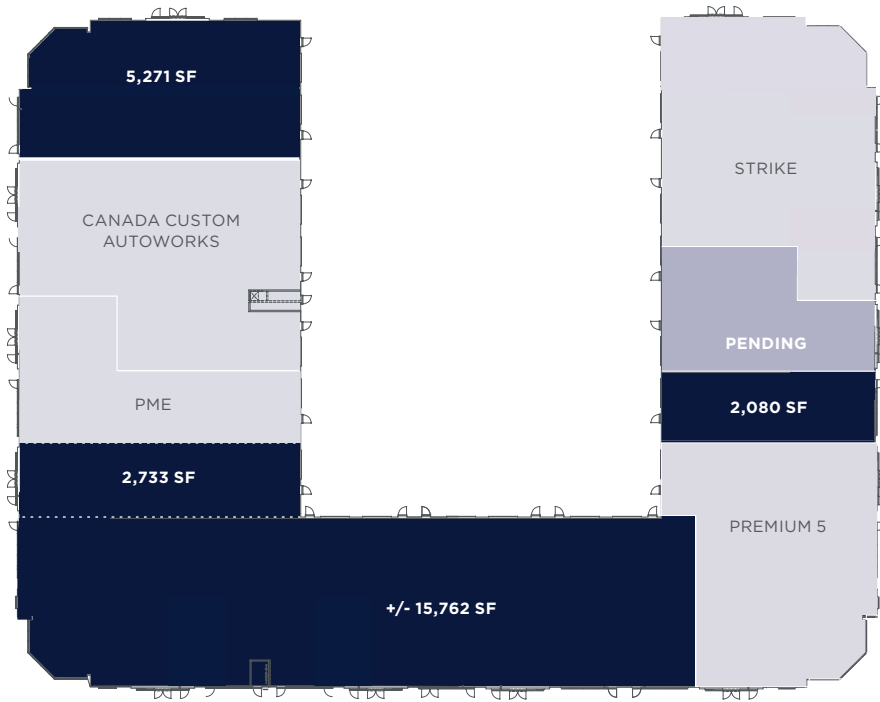
- Located directly off of Highway 15 on the high load corridor
- Within close proximity to Dow Chemical, Sherritt International, and Shell Scotford

**CONTACT** // Richard Knibbs at [rknibbs@tag.ca](mailto:rknibbs@tag.ca) or 780.486.3923



AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1 & 2	4,425 SF	<b>Leased // Short term</b>
1	5,271 SF	Main floor // Base building // Demisable space
1	2,086 SF	Main floor // Base building // Demisable space
1	2,733 SF	Main floor // Move in ready office/bay
1	3,381 SF	<b>Pending</b>
2	3,390 SF	Second floor // Demisable office space
2	1,675 SF	Second floor // Demisable office space
2	1,572 SF	Second Floor // Move in ready office space
1	+/- 15,762 SF	Main floor // Demisable flex space
2	+/- 24,983 SF	Second floor // Base building // Demisable office space

**MAIN FLOOR // WAREHOUSE**



**ZONING**

IL - Light Industrial

**CEILING HEIGHT**

22' clear

**HEATING**

Rooftop units

**SPRINKLERED**

Yes

**PARKING**

Ample surface stalls

**SECOND FLOOR // OFFICE**



**INDUSTRIAL LEASE RATE**

From: \$12.00 PSF

**OFFICE LEASE RATE**

From: \$14.00 PSF

**TI Allowance**

Up to full Landlord turnkey

**OPERATING COSTS**

\$3.47 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**

