

## 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 // James Malkin at [jmalkin@tag.ca](mailto:jmalkin@tag.ca) or 780.486.3923

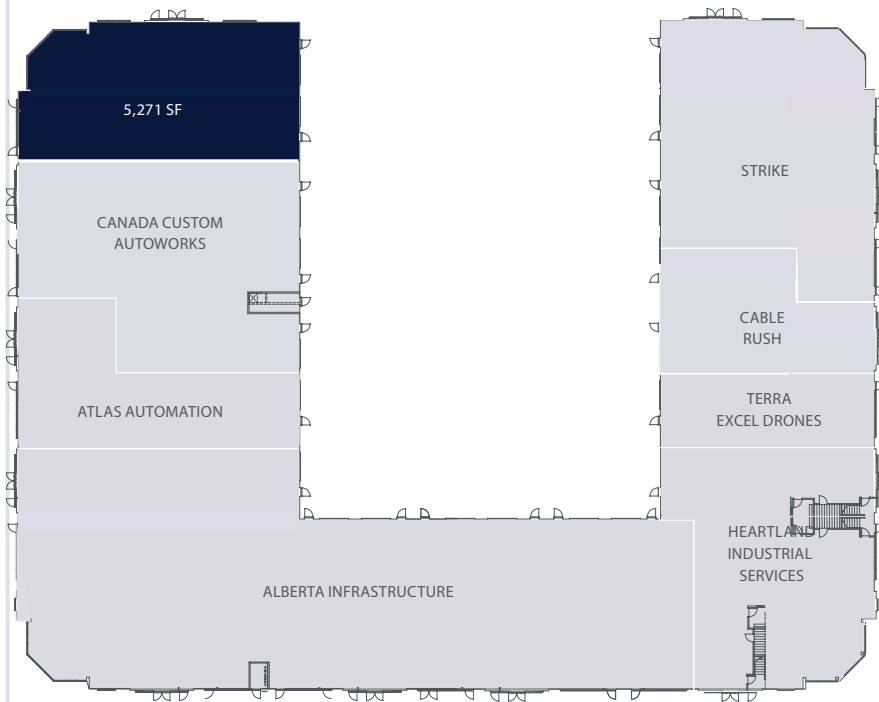




## AVAILABLE AREA

FLOOR	AREA (SF)	DETAILS
1	5,271 SF	Main floor // Base building // Demisable space
1 & 2	5,251 SF	<b>LEASED</b>
2	3,390 SF	Second floor // Demisable office space
2	1,675 SF	Second floor // Demisable office space
2	+/- 14,192 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  
Market

OFFICE LEASE RATE  
Market

TI Allowance  
Market

OPERATING COSTS  
\$3.33 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

James Malkin  
p. 780.486.3923  
e. [jmalkin@tag.ca](mailto:jmalkin@tag.ca)

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

**TAG**  
DEVELOPMENTS