

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.

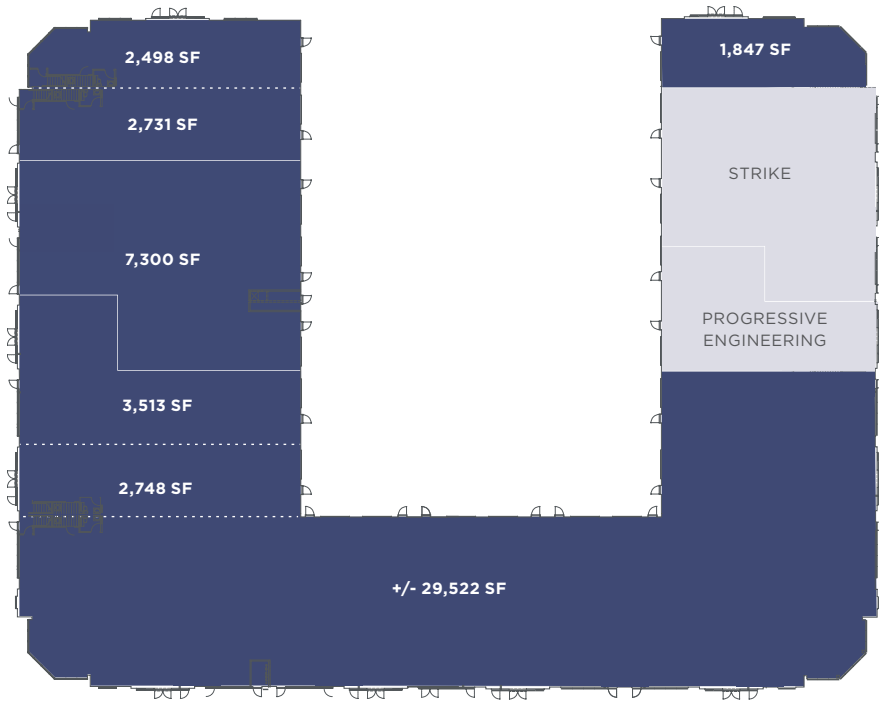
BUILDING HIGHLIGHTS

- 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	3,513 SF	Main floor // Built out office with 74'x26' open bay
2	838 SF	Second floor // Demisable office space
1	2,748 SF	Main floor // Built out office with 74'x26' open bay
1	5,229 SF	Main floor // Office and industrial space
1	7,300 SF	Main floor // Demisable office with 73'x79' open bay complete with trench drains
2	1,660 SF	Second floor // Demisable office space
2	3,321 SF	Second floor // Demisable office space
1 & 2	+/- 54,000 SF	Main and 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

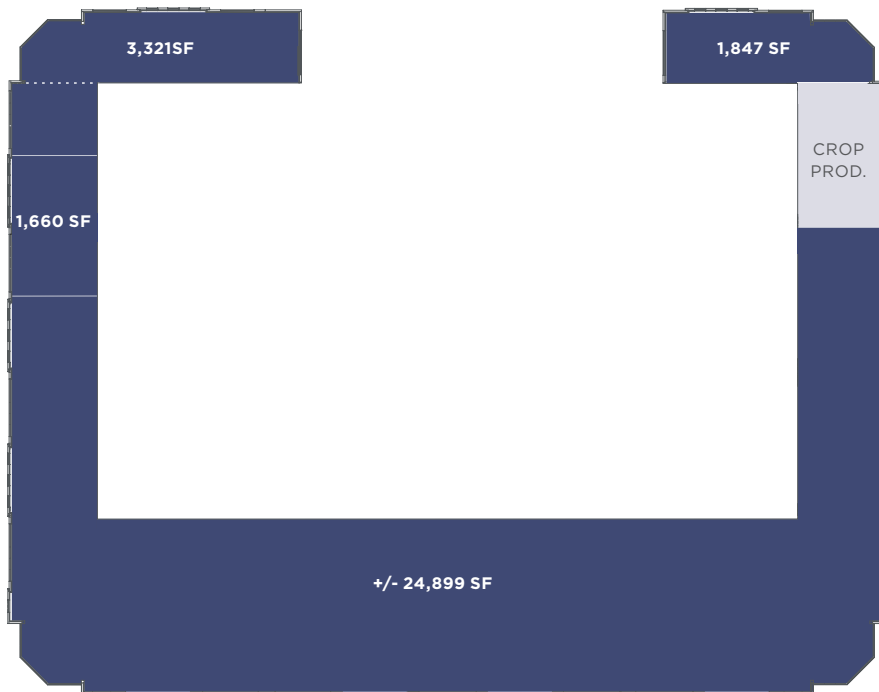
PARKING

Ample surface stalls

■ Vacant

■ Leased

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE RATE

\$11.95 PSF

INDUSTRIAL TIA

30% turn key

OFFICE LEASE RATE

\$16.95 PSF

OFFICE TIA

\$50 PSF

OPERATING COSTS

\$3.45 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

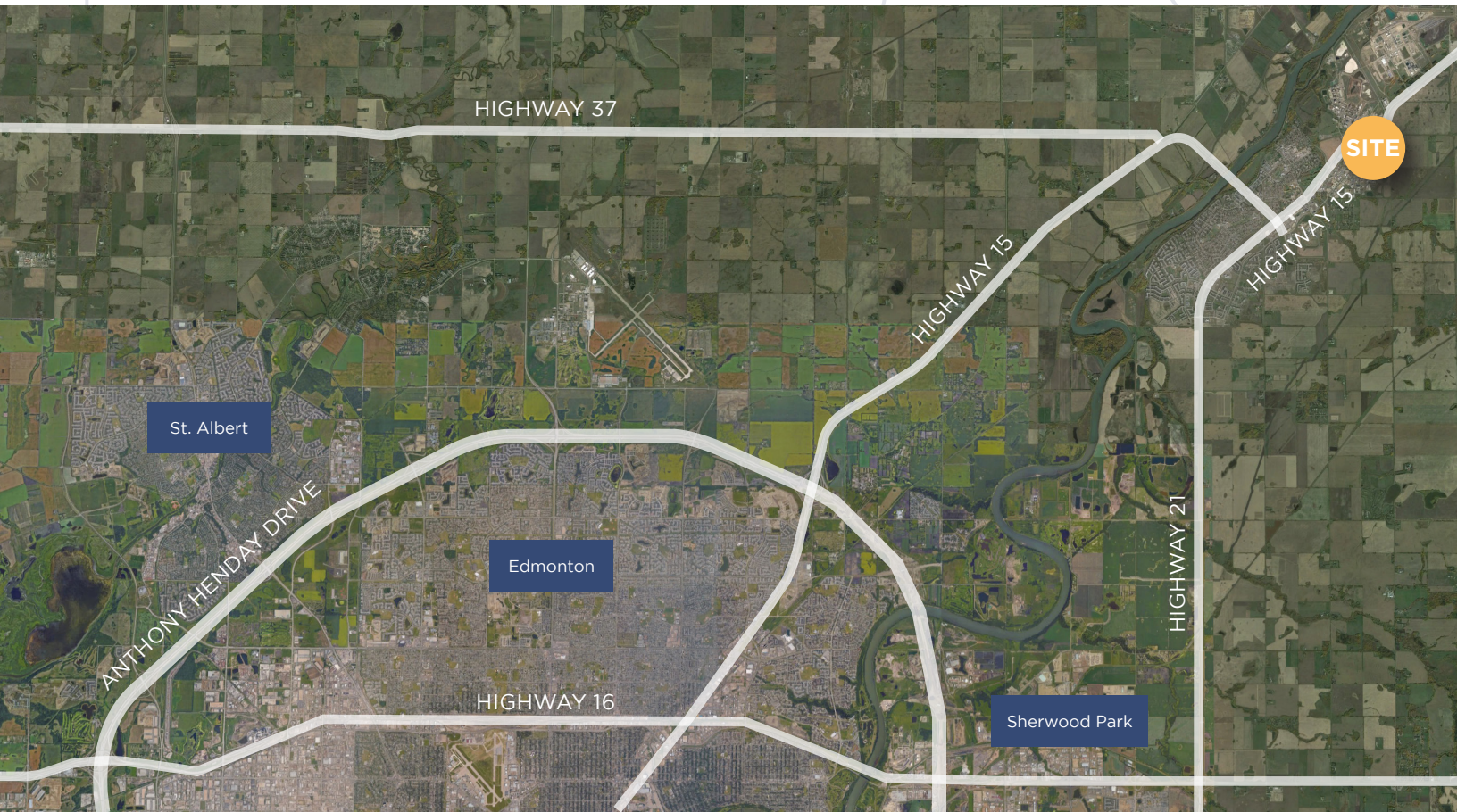
A designated heavy-haul route to the oil sands



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

