

HEARTLAND CENTRE I

11870 JOSEPHBURG ROAD, FORT SASKATCHEWAN, AB



HEARTLAND CENTRE I 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

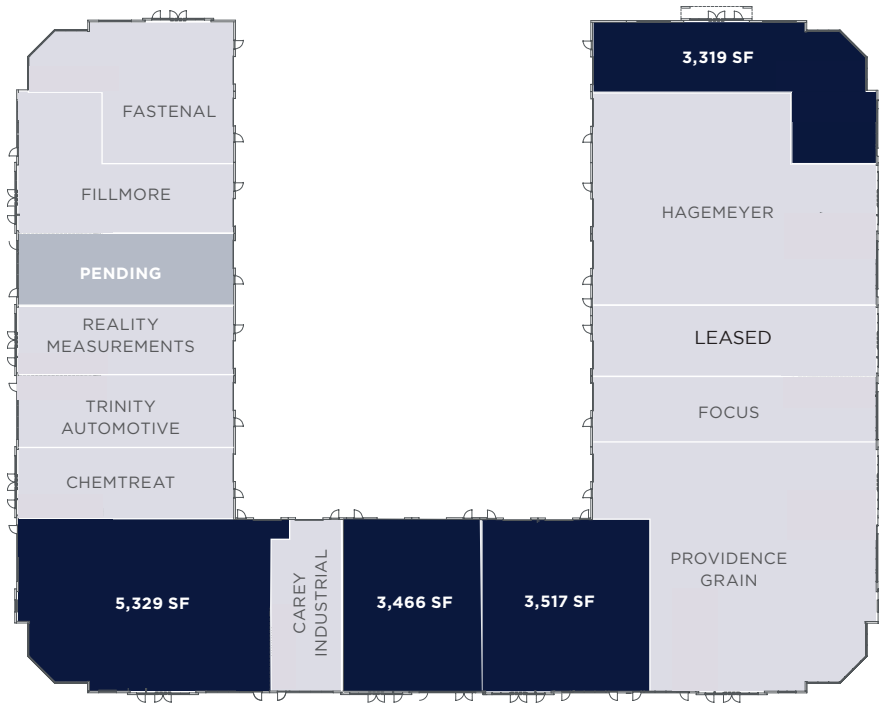
- Located directly off of Highway 15 on the high load corridor
- Within close proximity to Dow Chemical, Sherritt International, and Shell Scotford

CONTACT // Richard Knibbs at rknibbs@tag.ca or 780.486.3923



AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1 & 2	2,915 SF	PENDING
1	3,517 SF	Main floor // Built out office space
1 & 2	6,638 SF	Main and Second floor // Built out office space
1 & 2	11,897 SF	Main & Second floor // Demisable base building space // Turnaround suite
1	3,466 SF	Main floor // Built out office & industrial space
2	+/- 16,000 SF	Second floor // Demisable office space

MAIN FLOOR // WAREHOUSE & OFFICE



ZONING

IL - Light Industrial

CEILING HEIGHT

22' clear

HEATING

Rooftop units

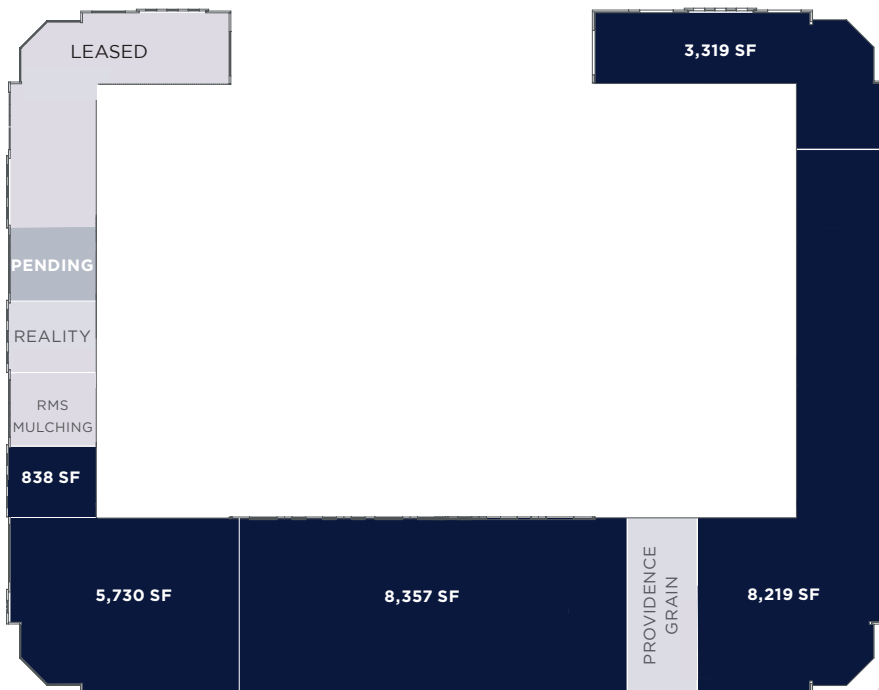
SPRINKLERED

Yes

PARKING

Ample surface stalls

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE RATE

\$11.95

INDUSTRIAL TIA

30% Turn Key

OFFICE LEASE RATE

\$16.95 PSF

OFFICE TIA

\$50 PSF

OPERATING COSTS

\$4.12 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

TAG
DEVELOPMENTS