

# 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

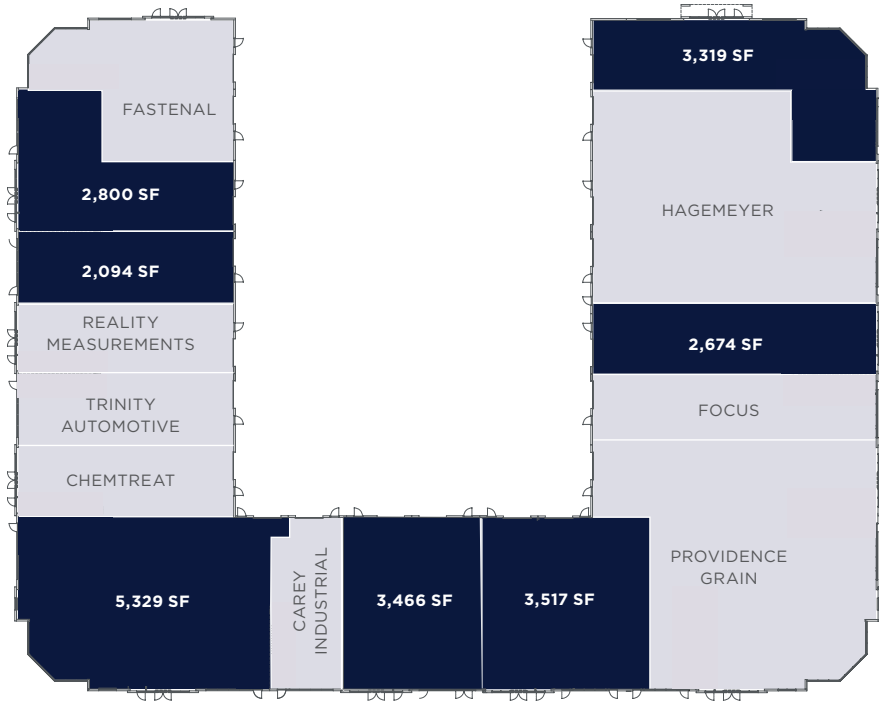
**CONTACT //** Richard Knibbs at [rknibbs@tag.ca](mailto:rknibbs@tag.ca) or 780.486.3923



AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1 & 2	2,915 SF	Main floor & second floor // Demisable office & industrial
1	3,517 SF	Main floor // Built out office space
1	2,800 SF	Main floor // Demisable office space
1 & 2	6,638 SF	Main and Second floor // Built out office space
2	3,441 SF	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 // Available March 1, 2019
2	+/- 16,000 SF	Second floor // Demisable office space



MAIN FLOOR // WAREHOUSE & OFFICE



**ZONING**

IL - Light Industrial

**CEILING HEIGHT**

22' clear

**HEATING**

Rooftop units

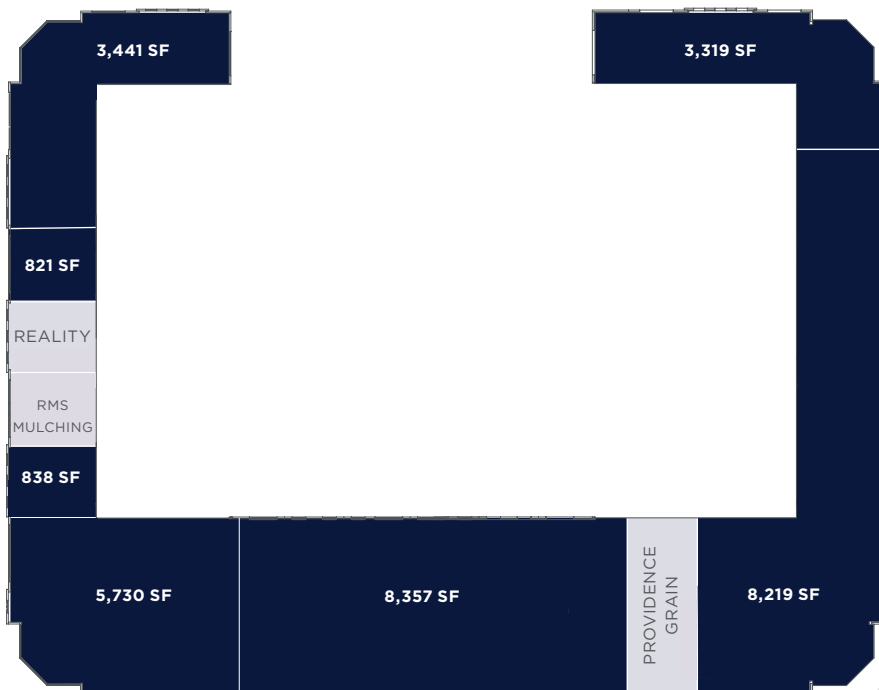
**SPRINKLERED**

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**

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