

## 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.

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

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AVAILABLE AREA		
FLOOR	AREA (SF)	DETAILS
1 & 2	11,897 SF	Main & Second floor // Demisable base building space // Turnaround concept
1 & 2	6,638 SF	Main & Second floor // Built out office space
1	2,800 SF	Main floor // Base building industrial space
1	2,039 SF	Main floor // Built out office & industrial space
1	3,466 SF	Main floor // Built out office space
1	3,517 SF	Main floor // Built out office space
2	8,357 SF	Second floor // Demisable office space
2	1,664 SF	Second floor // Built out office space



**MAIN FLOOR // WAREHOUSE & OFFICE**



**ZONING**

IL - Light Industrial

**CEILING HEIGHT**

22' clear

**HEATING**

Rooftop units

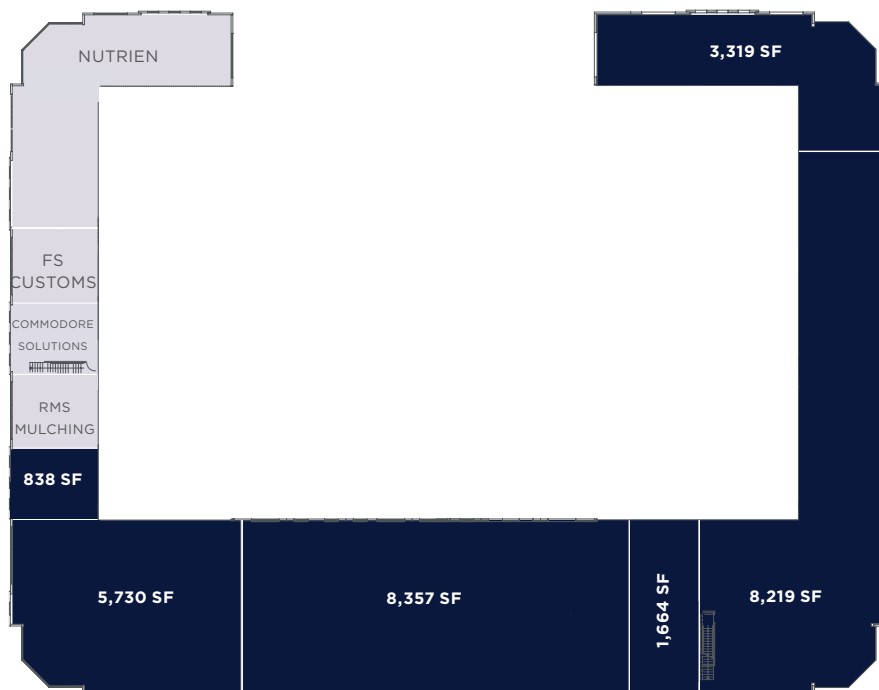
**SPRINKLERED**

Yes

**PARKING**

Ample surface stalls

**SECOND FLOOR // OFFICE**



**INDUSTRIAL LEASE RATE**

Market

**OFFICE LEASE RATE**

Market

**TI ALLOWANCE**

Market

**OPERATING COSTS**

\$3.83 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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**TAG**  
DEVELOPMENTS