

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

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	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
2	8,219 SF	Second floor // Demisable office space

MAIN FLOOR // WAREHOUSE & OFFICE



ZONING

IL - Light Industrial

CEILING HEIGHT

22' clear

HEATING

Rooftop units

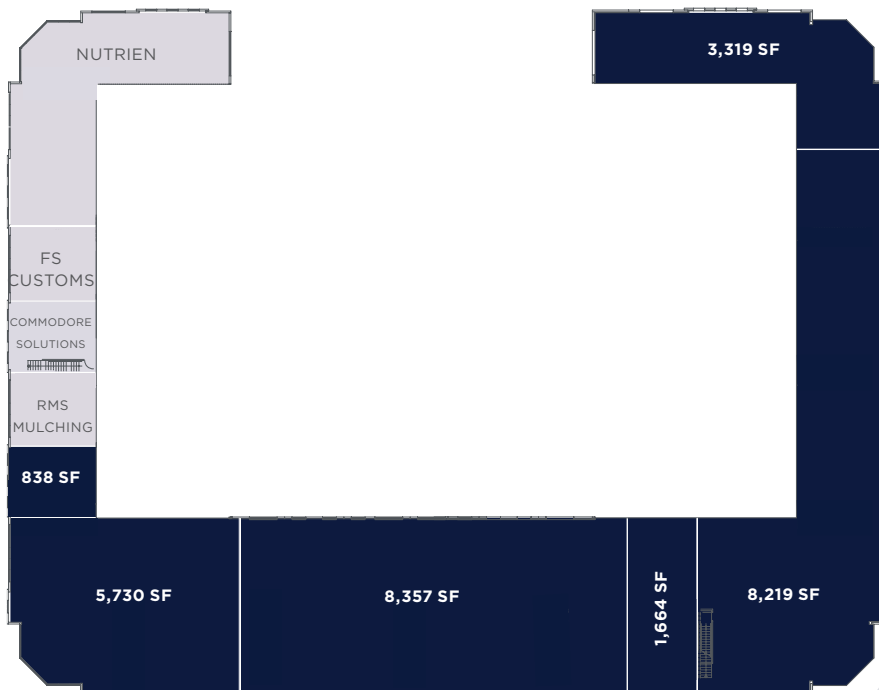
SPRINKLERED

Yes

PARKING

Ample surface stalls

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE RATE

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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