

## 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](http://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

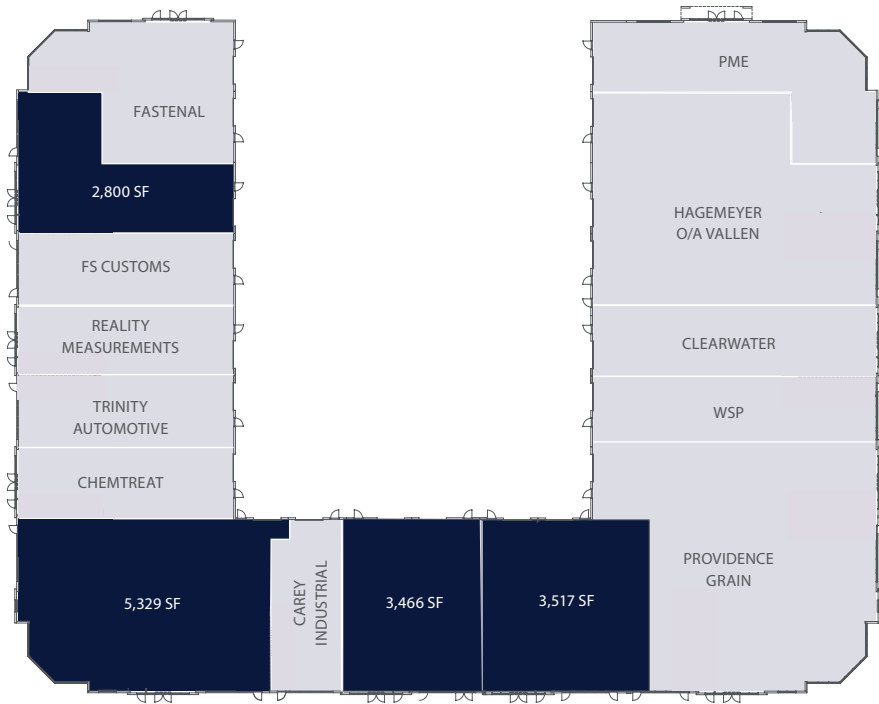
CONTACT // Rayann Bungay at [rbungay@tag.ca](mailto:rbungay@tag.ca) or 780.486.3919



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

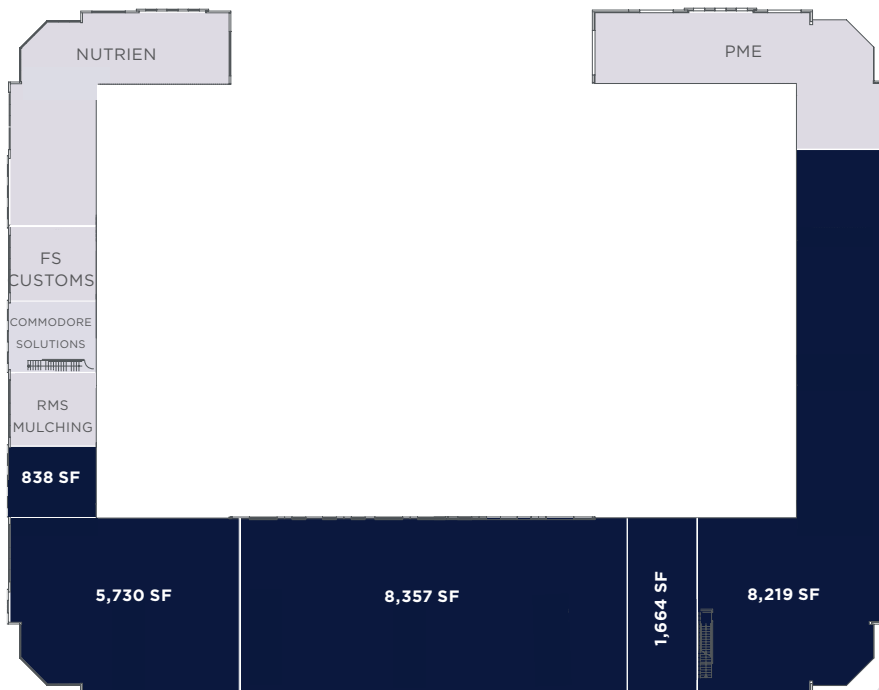
CEILING HEIGHT  
22' clear

HEATING  
Rooftop units

SPRINKLERED  
Yes

PARKING  
Ample surface stalls

SECOND FLOOR // OFFICE



INDUSTRIAL LEASE  
RATE  
From: \$12.95 PSF

OFFICE LEASE RATE  
From: \$14.95 PSF

TI ALLOWANCE  
Up to full Landlord  
turnkey

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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