

FOR SALE/LEASE

MORINVILLE FABRICATION SERVICE BUILDING

8802 95 Street, Morinville, AB



BELOW \$100/SF



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THE OPPORTUNITY

- Manufacturing facility located in Morinville Industrial Park
- Office build-out with lots of natural light
- (2) 10-Ton Cranes, (1) 7.5-Ton Crane
- 10 minutes from St. Albert
- Quick access to Highway 2
- 16.6% site coverage ratio
- Fully serviced
- 3 opportunities available for sale



PROPERTY DETAILS

ENTIRE SITE

MUNICIPAL ADDRESS

8802 95 Street, Town of Morinville, AB

LEGAL DESCRIPTION

Plan: 7821779, Block 3, Lot 4 & 5

ZONING

Business and Industrial Park (BMP)

NEIGHBOURHOOD

Morinville Industrial

SITE SIZE

5.96 Acres

SITE COVERAGE RATIO

16.6%

YEAR BUILT

2011

POWER

1000 Amp, 600 Volt, 3 Phase (TBC)

CRANE

Two 10-Ton
One 7.5-Ton

LIGHTING

Halide and Halogen

HEATING

Gas Fired Overhead and Radiant Tube

LOADING

Main Warehouse
Grade: One (1) 14' x 12',
One (1) 10' x 12'
Three (3) 14' x 16'

Fabrication Shop

Grade: One (1) 14' x 14',
Four (4) 28' x 30'

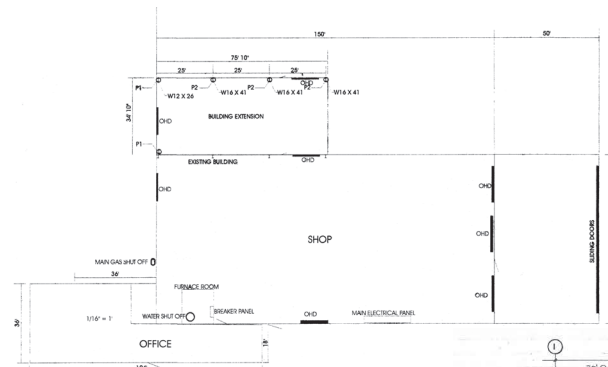
Paint Shop

Grade: One (1) 20' x 18'

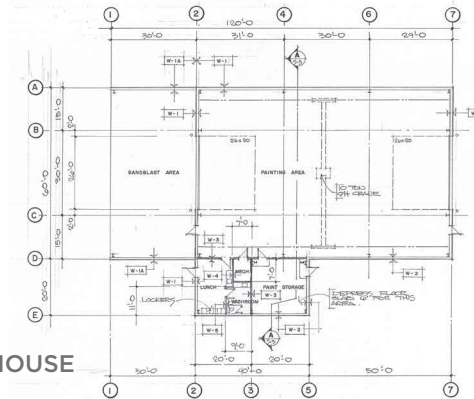
CEILING HEIGHT

18' - 30' Clear (TBC)

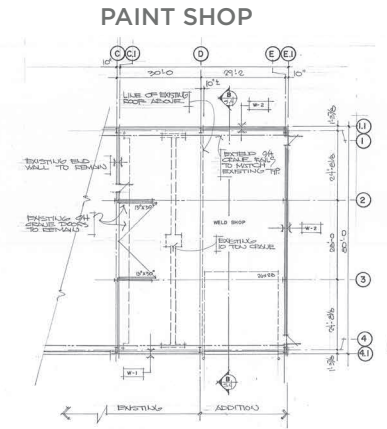
SITE PLANS & AERIAL



MAIN WAREHOUSE



FABRICATION WAREHOUSE



PAINT SHOP



PROPERTY OPPORTUNITY

AVAILABILITY

18,300 SF - Main Warehouse
16,000 SF - Fabrication Warehouse
8,000 SF - Paint Shop
42,300 SF - Total Building Area

SALE PRICE

\$3,950,000 (\$93.38/SF)

LEASE RATE

\$10.00 per SF



SITE



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