

FOR LEASE

# FORT SASKATCHEWAN INDUSTRIAL BUILDING & LAND

55017 RGE RD 230, Sturgeon County, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
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**Royce Johnson**

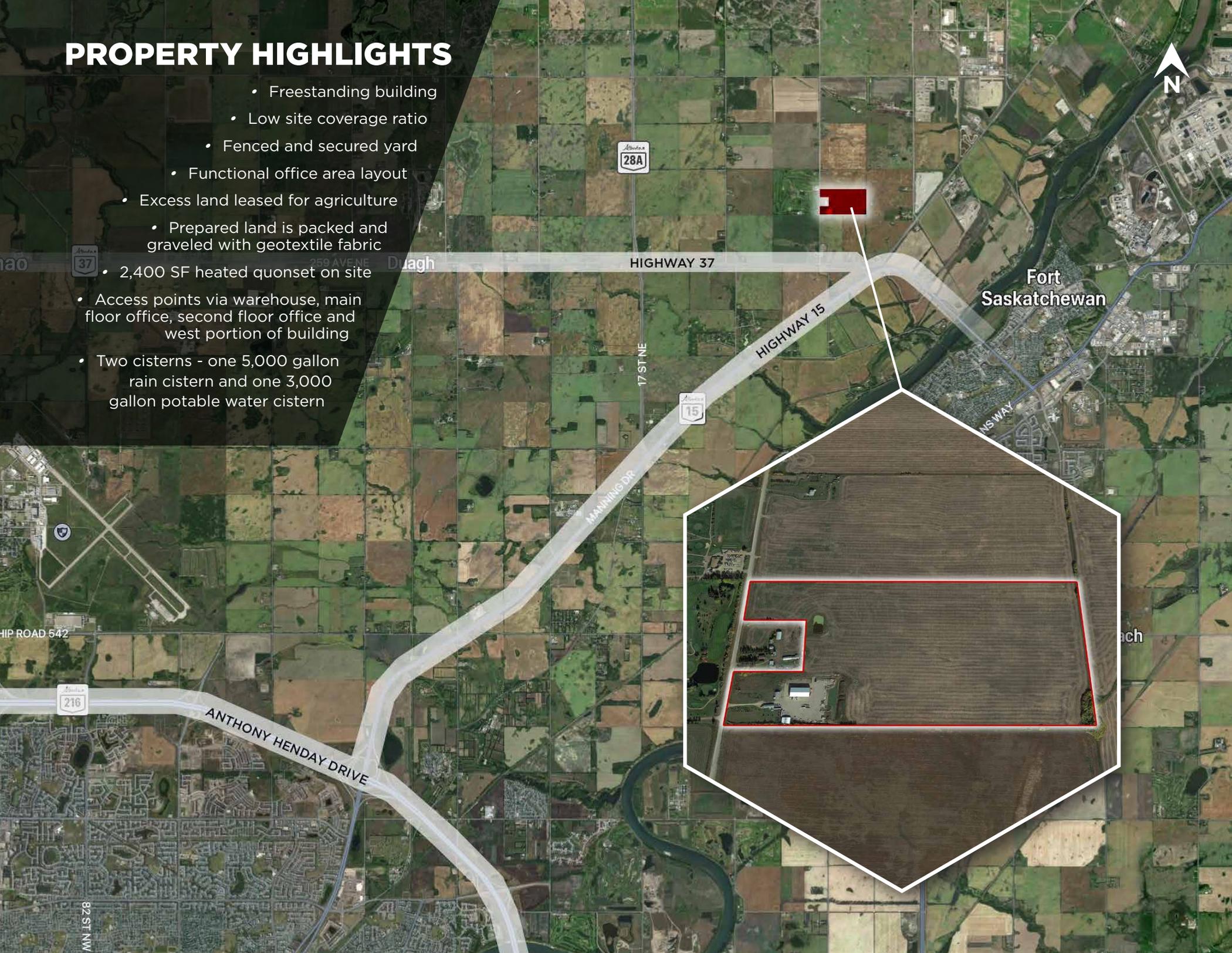
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**Ian Newman**

Partner  
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# PROPERTY HIGHLIGHTS

- Freestanding building
- Low site coverage ratio
- Fenced and secured yard
- Functional office area layout
- Excess land leased for agriculture
  - Prepared land is packed and graveled with geotextile fabric
- 2,400 SF heated quonset on site
- Access points via warehouse, main floor office, second floor office and west portion of building
- Two cisterns - one 5,000 gallon rain cistern and one 3,000 gallon potable water cistern



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

55017 RGE RD 230, Sturgeon County, AB

## LEGAL DESCRIPTION

NW-6-55-22-4

## ZONING

Agricultural Support Services

## BUILDING SIZE

12,537 SF

## BUILT

2014

## LOT AREA

73.28 Acres

## LOADING

Grade (5) 18' x 16' (shop)  
Grade (1) 20' x 16' (wash bay),  
Grade (1) 10' x 16'

## SUMPS

Dual Compartment & Trench Sumps throughout

## POWER

400 Amp, 240 Volt,  
3 Phase power  
(tbc by Purchaser)

## LEASE RATE

\$16.00 /SF

## TAXES

TBD

## AVAILABILITY

Main Floor Shop - 10,209 SF

Main Floor Showroom - 739 SF

Second Floor Office - 1,117 SF

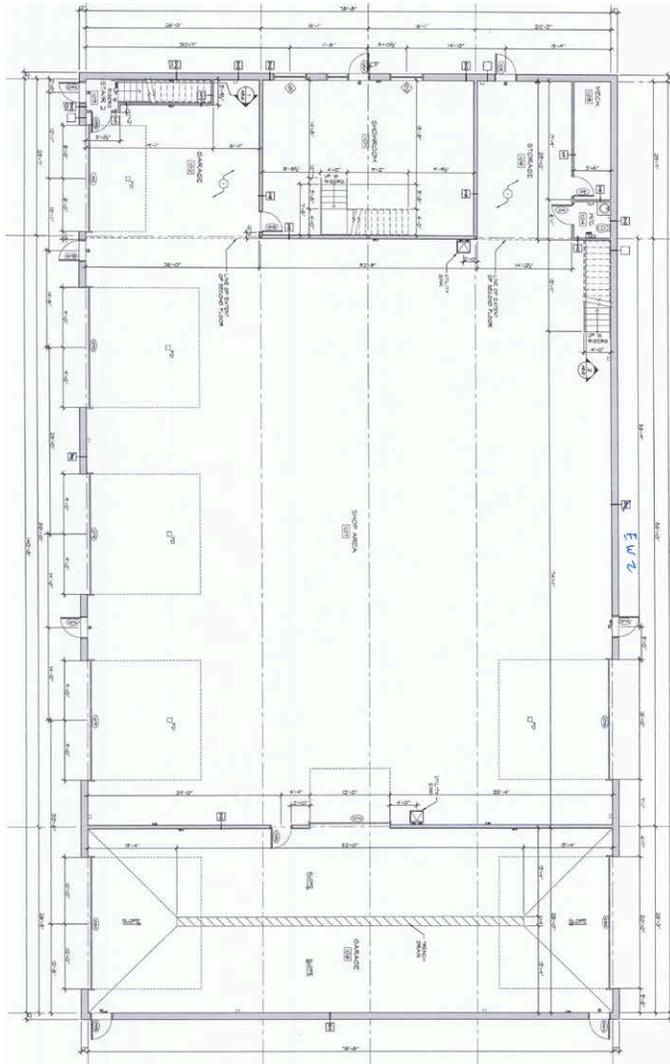
Second Floor Storage - 472 SF

Total - 12,537 SF



# SITE PLAN

FIRST FLOOR



SECOND FLOOR

