

FOR SALE/LEASE

MORINVILLE FABRICATION SERVICE BUILDING

8802 95 Street, Town of Morinville, AB


MORINVILLE WELDING FACILITY
8802 - 95 STREET
MORINVILLE, AB T8B 0A7
780-954-4486
www.maxlec.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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OVERVIEW

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

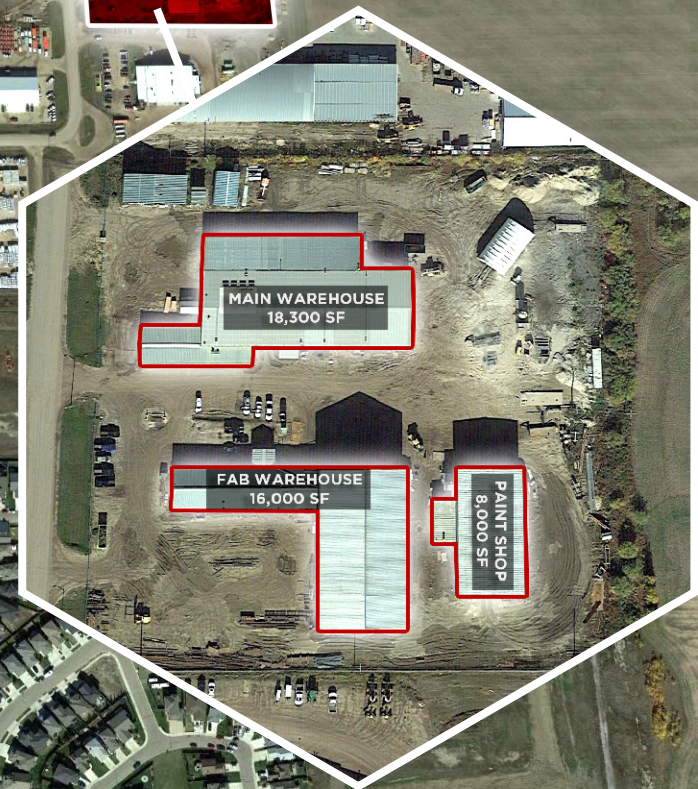
16.6% site coverage ratio

Fully serviced



HIGHWAY 2

100 STREET



PROPERTY DETAILS

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)

CRANES

Two 10-Ton
One 7.5-Ton

LIGHTING

Halide and
Halogen

INTERIOR FAB WAREHOUSE

INTERIOR FAB WAREHOUSE

MAIN WAREHOUSE

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)

AVAILABILITY

18,300 SF - Main Warehouse

16,000 SF - Fabrication Warehouse

8,000 SF - Paint Shop

42,300 SF - Total Building Area

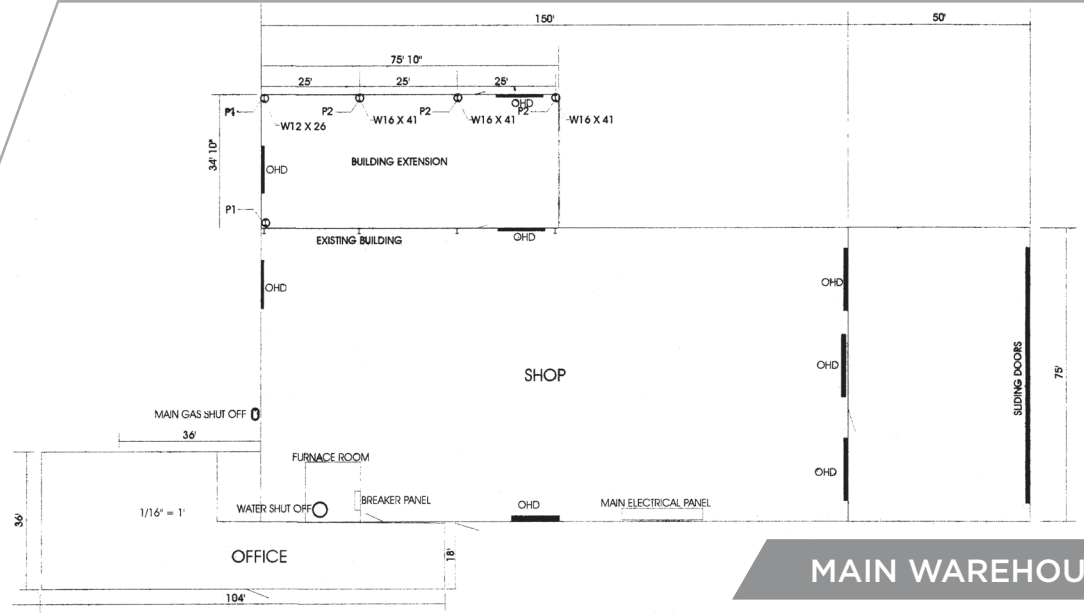
SALE PRICE

\$4,950,000.00 (\$117.03 per SF)

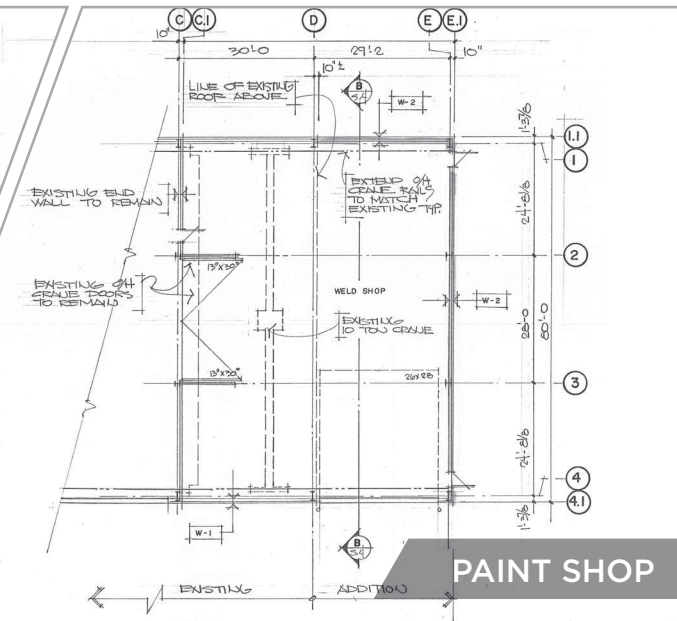
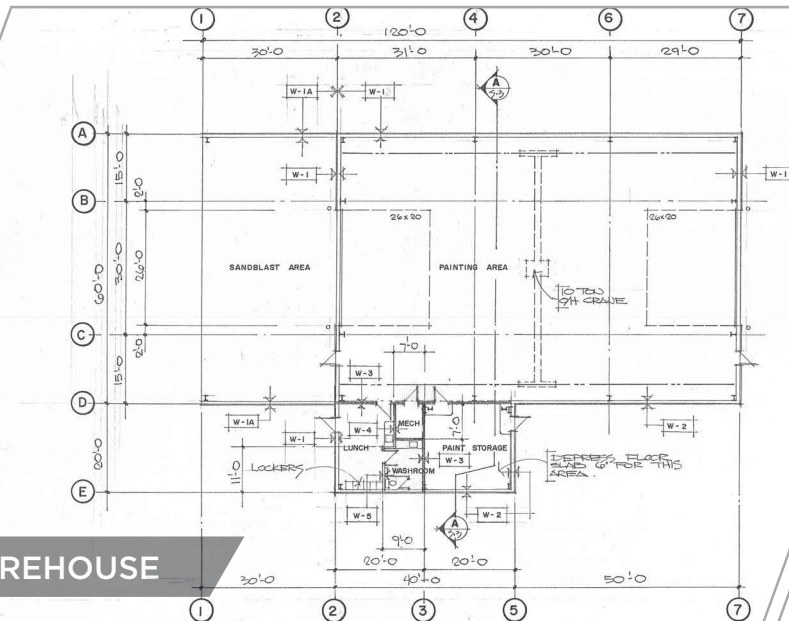
LEASE RATE

\$12.00 per SF

FLOOR PLANS



*NOT TO SCALE



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