



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE/LEASE

INDUSTRIAL CONDO

#5, 200 Portage Close
Sherwood Park, AB



3,250 SF INDUSTRIAL CONDO

PROPERTY HIGHLIGHTS

- Single unit industrial condo comprising of 3,250 SF
- In-floor heating
- Excellent access to Highway 16, Highway 21, and Anthony Henday Drive
- Located in Sherwood Park Business Park

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PROPERTY DETAILS

Municipal Address:	Unit 5, 200 Portage Close, Sherwood Park, AB	Power:	3 Phase, 75 kw (TBC)
Zoning:	IM - Medium Industrial	Ceiling:	21'
Building Type:	Condo bay	Lighting:	T5 High Efficiency
Available Size:	1,150 SF (Office) 2,100 SF (Warehouse) 3,250 SF (Total)	Heating:	In-floor
Loading:	(1) Grade 16' x 16'	Price:	\$650,000
		Lease Rate:	\$13.25/SF
		Operating Costs:	\$3.69/SF

AERIAL



PROPERTY PHOTOS





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