

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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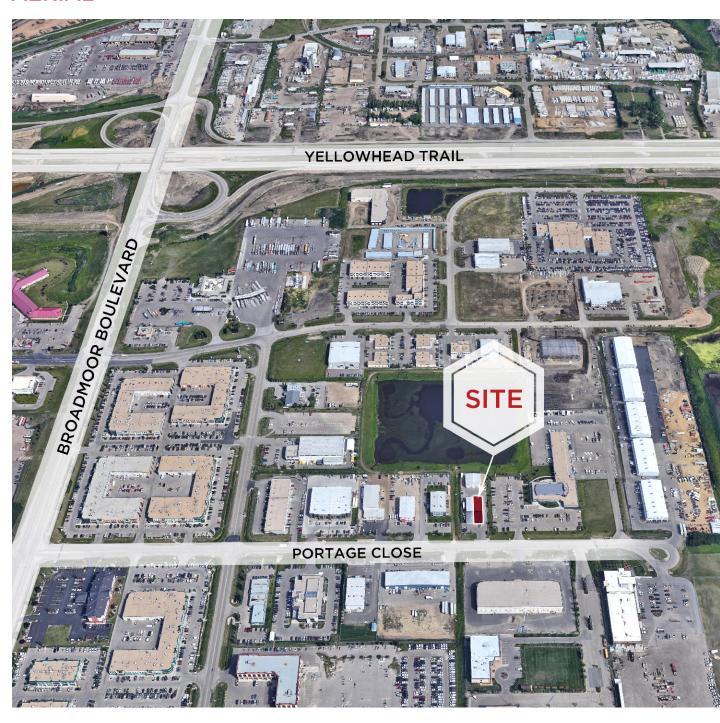
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PROPERTY DETAILS

Municipal Address:	Unit 5, 200 Portage Close, Sherwood Park, AB	Power:
		Ceiling:
Zoning:	IM - Medium Industrial	Lighting:
Building Type:	Condo bay	
Available Size:	1,150 SF (Office) 2,100 SF (Warehouse)	Heating:
		Price:
	3,250 SF (Total)	Lease Rate:
Loading:	(1) Grade 16' x 16'	Operating Costs:

Power: 3 Phase, 75 kw (TBC) Ceiling: 21' Lighting: T5 High Efficiency Heating: In-floor Price: \$650,000 Lease Rate: \$13.25/SF Operating Costs: \$3.69/SF

AERIAL



PROPERTY PHOTOS





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