

+/- 7,225 SF ON 2.72 ACRES WITH THREE ACCESS POINTS



FOR LEASE

70 DIAMOND AVENUE, SPRUCE GROVE, AB

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Brandon Kuhn
Senior Associate
780 916 9671
brandon.kuhn@cwedm.com

 **CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY OVERVIEW

Well maintained +/- 7,225 SF building on a 2.72 acre site

Large, bright, and well-equipped shop with lunchroom/kitchen, parts storage/change-room, trench drains, compressor and airlines throughout, wash bay with Hotsy, and three grade doors.

Main floor office includes large reception area, washroom, and storage/printer room.

Second floor built out with one oversized executive office and private washroom, large boardroom, three additional offices, and common washroom.

Modern and improved office finishes, furniture included.

Fully fenced site with low site coverage, excess yard storage and a total of three access points.

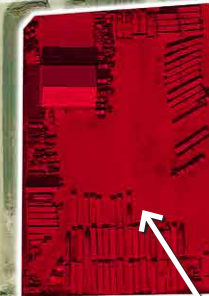
Highly compacted and graveled yard with one large powered gate, one manual gate and newly paved loading apron.

Oversized paved front parking area, fully fenced with one powered gate.

Located in Spruce Grove's Diamond Industrial Area with great access to Highway 16A, Edmonton, Acheson and Stony Plain.

CAMPSITE ROAD S

DIAMOND AVENUE



SITE

PROPERTY DETAILS

BUILDING SIZE

+/- 6,300 SF Main Floor,
+/- 925 SF Second Floor Offices

SITE SIZE

+/- 2.72 Acres, 5.32% Site Coverage Ratio

GRADE LOADING

Three (3) Powered 14'x14' Doors

ZONING

M1 - General Industrial

BUILT

1991

POWER

120/208V & 347/600V, 400 Amp (TBC)

CEILING

16'

HEATING

Radiant Tube Throughout

YARD

Landlord will Consider Demising at Request

AVAILABLE

Immediately

LEASE RATE

\$12.50/SF

YARD RATE

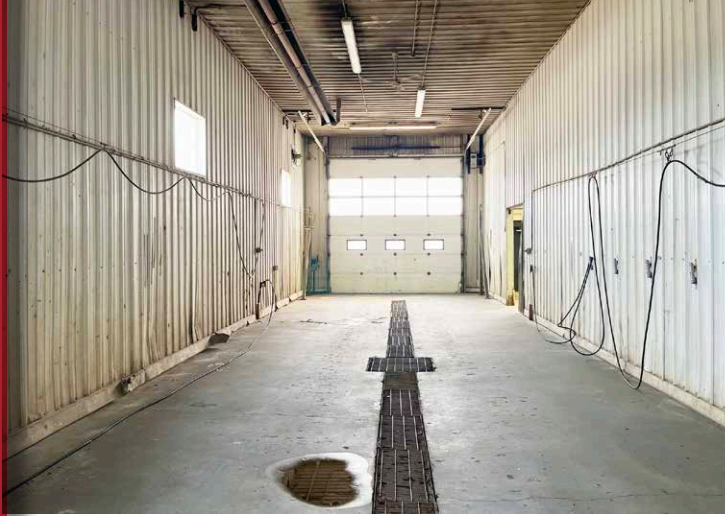
\$1.00/SF for additional 2.0 Acres

PROPERTY TAXES

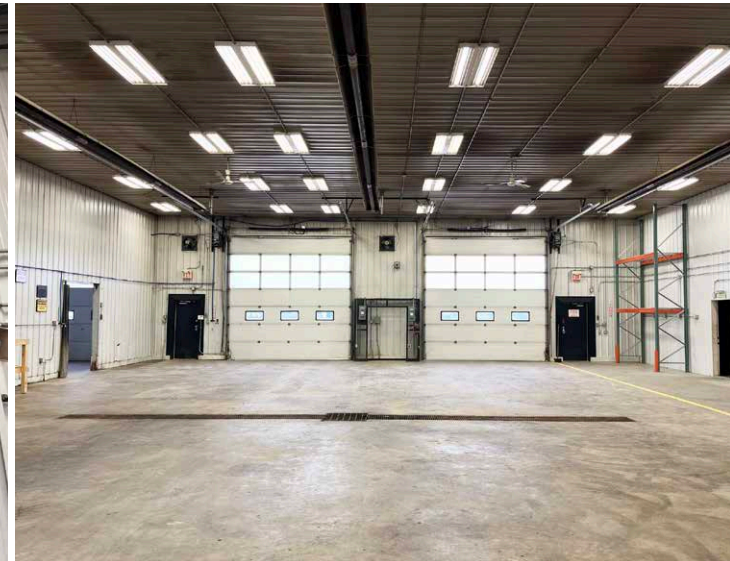
\$24,702.02 (2022)

OPERATING COSTS

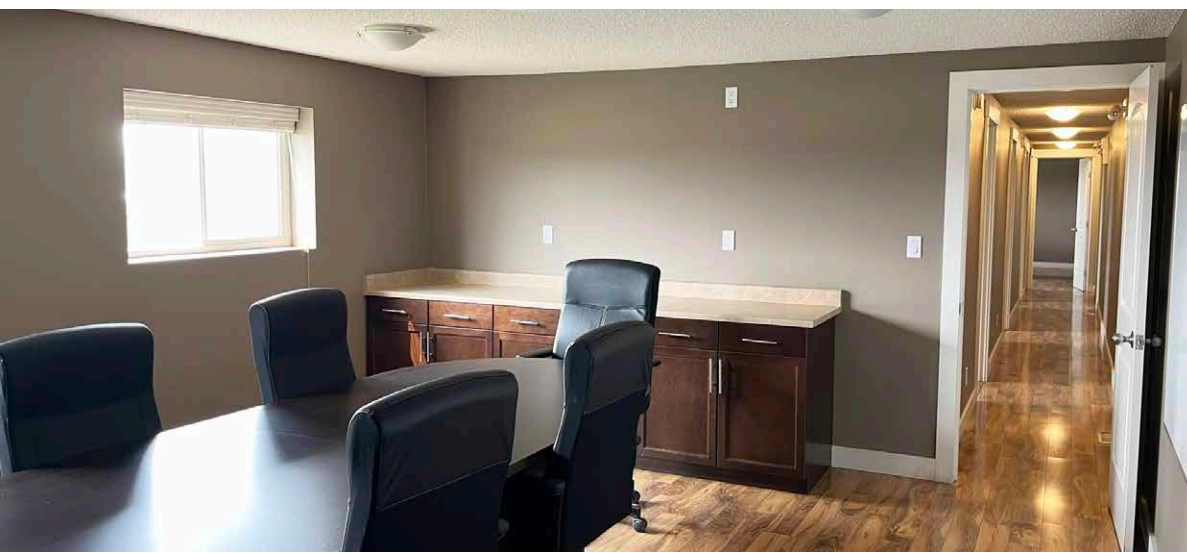
Net and Carefree to Landlord



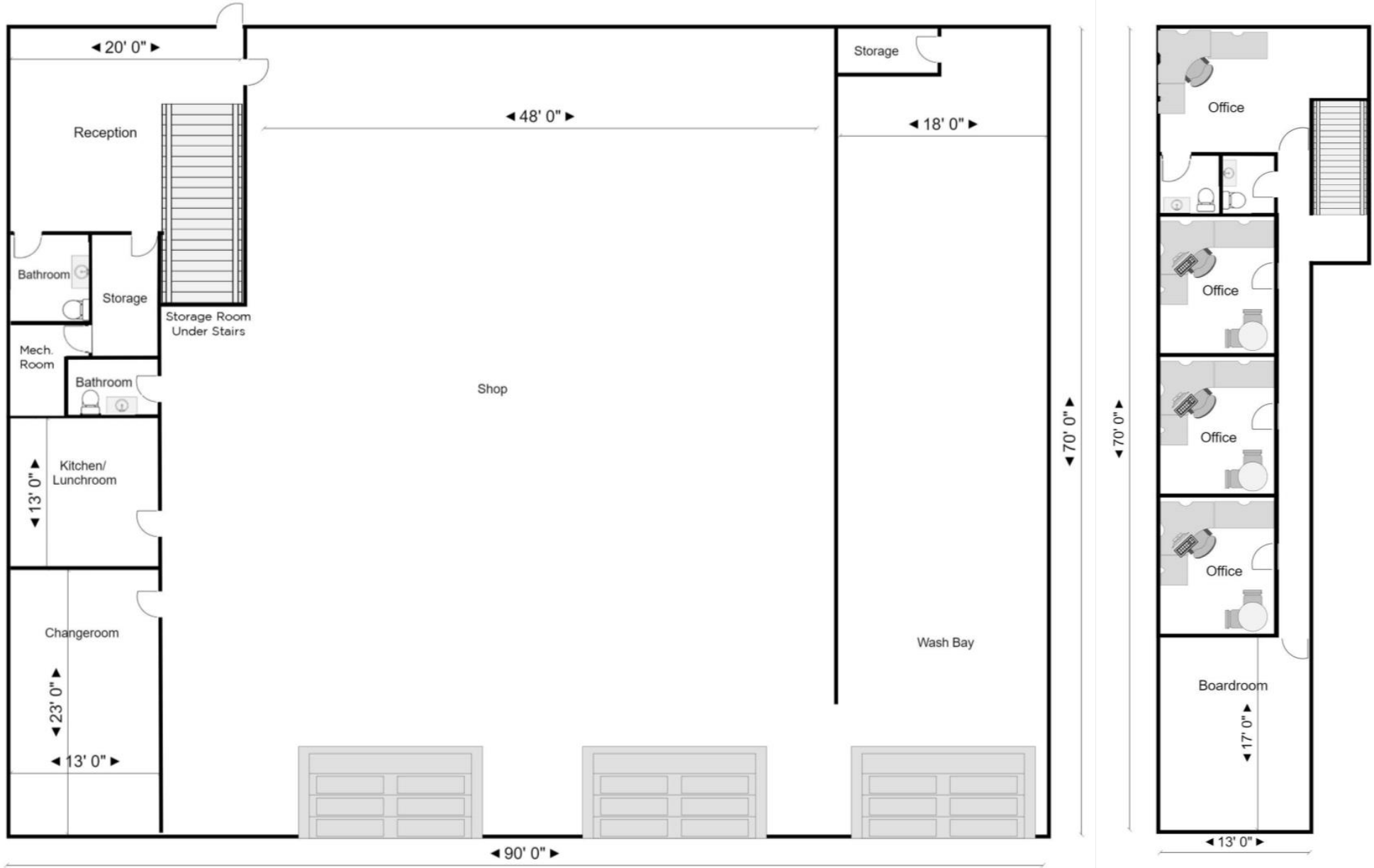
SHOP PHOTOS



OFFICE PHOTOS



FLOOR PLAN



YARD & PARKING



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