FOR SALE/LEASE **SPRUCE GROVE BUILD-TO-SUIT** INDUSTRIAL DEVELOPMENT



60 Manitoba Way, Spruce Grove, AB



*PROPOSED BUILDING RENDERING

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Max McPeak Associate 780 700 5038 max.mcpeak@cwedm.com

Chris Van Den Biggelaar Associate Partner 780 701 3287 chris.biggelaar@cwedm.com

Kurt Paull, SIOR Associate Partner 780 702 4258

Doug Greschuk Partner 780 722 4344 kurt.paull@cwedm.com doug.greschuk@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is mad to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. June 28, 2023

THE OPPORTUNITY

- Flexible options to suit your business – purchase land, lease land, or build-to-suit options to construct your ideal facility.
- Utilities in place.
- Quick and easy access to Highway 16A, Campsite Road, Golden Spike Road and Diamond Avenue.
- In Spruce Grove, the non-residential municipal mill rate for 2022 was 9.62%, leading to significantly lower taxes compared to Edmonton, which had a rate of 21.1%.
- Spruce Grove is one of Alberta's fastest growing cities, with a strong labour force.

www.investsprucegrove.ca

HIGHWAY 16A

HUTT

SASKATCHEWEN AVENUE

TOBA WAY

MANI



PROPERTY DETAILS

MUNICIPAL ADDRESS 60 Manitoba Way, Spruce Grove, AB

LEGAL DESCRIPTION Plan 1121654, Block 11, Lot 6

ZONING M1 - General Industrial

MARKET Campsite Industrial Park

TAXES TBC

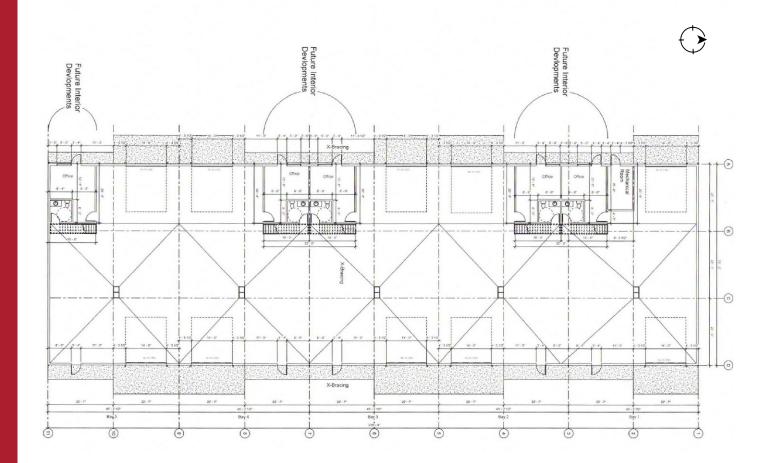
SITE SIZE

2.82 Acres

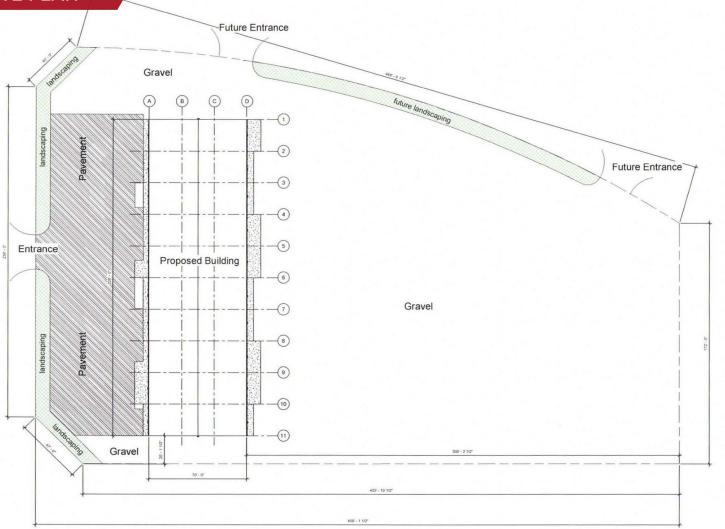
LEASE RATE

Contact Agent for Further Details





PROPOSED SITE PLAN





Max McPeak Associate 780 700 5038 max.mcpeak@cwedm.com

Chris Van Den Biggelaar Associate Partner 780 701 3287 chris.biggelaar@cwedm.com kurt.paull@cwedm.com doug.greschuk@cwedm.com

Kurt Paull, SIOR Associate Partner 780 702 4258

Doug Greschuk Partner 780 722 4344

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to