

FOR SALE/LEASE

# SPRUCE GROVE BUILD-TO-SUIT INDUSTRIAL DEVELOPMENT

60 Manitoba Way, Spruce Grove, AB



\*PROPOSED BUILDING RENDERING

**CUSHMAN & WAKEFIELD**  
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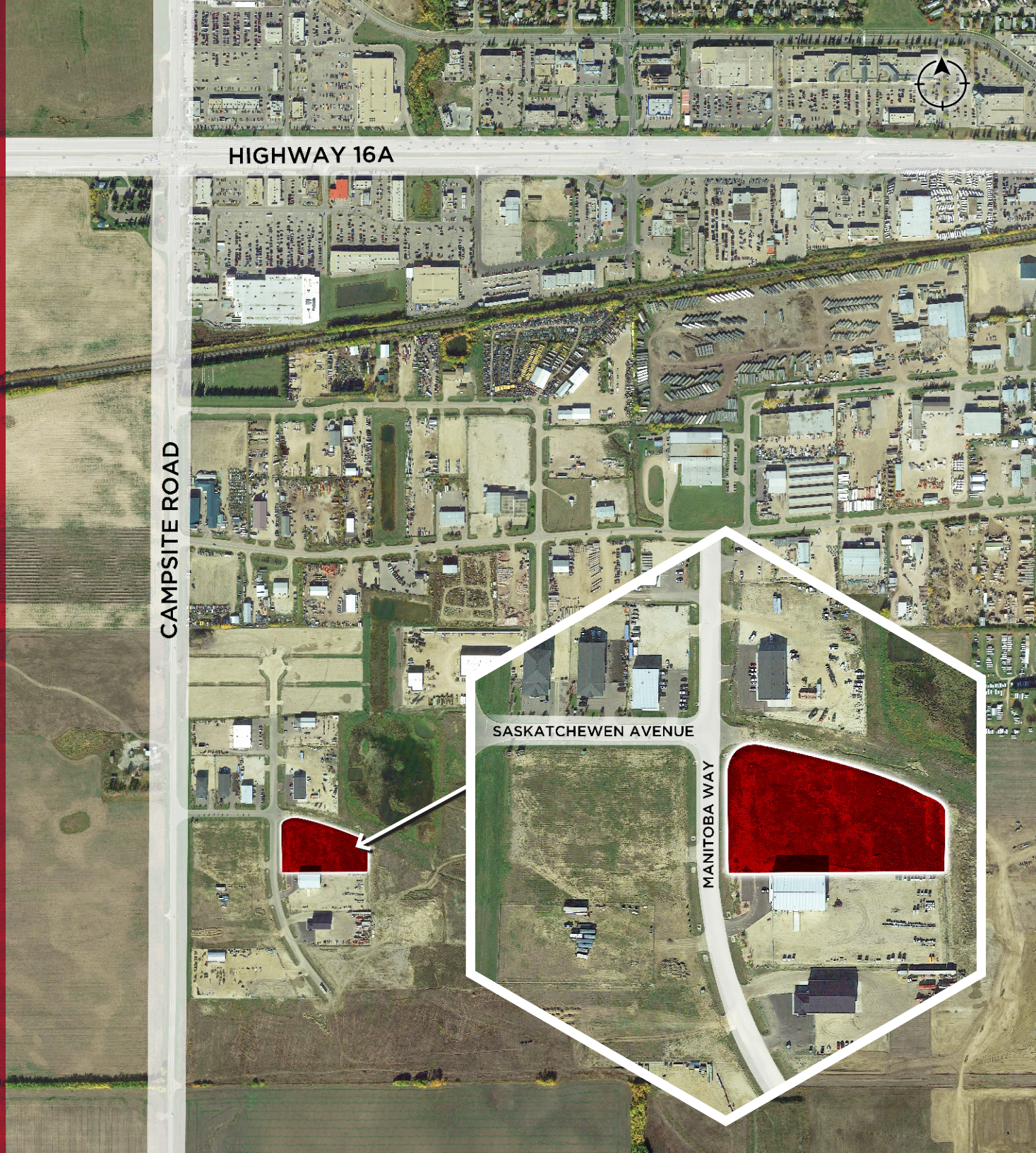
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# THE OPPORTUNITY

- 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](http://www.investsprucegrove.ca)



# 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

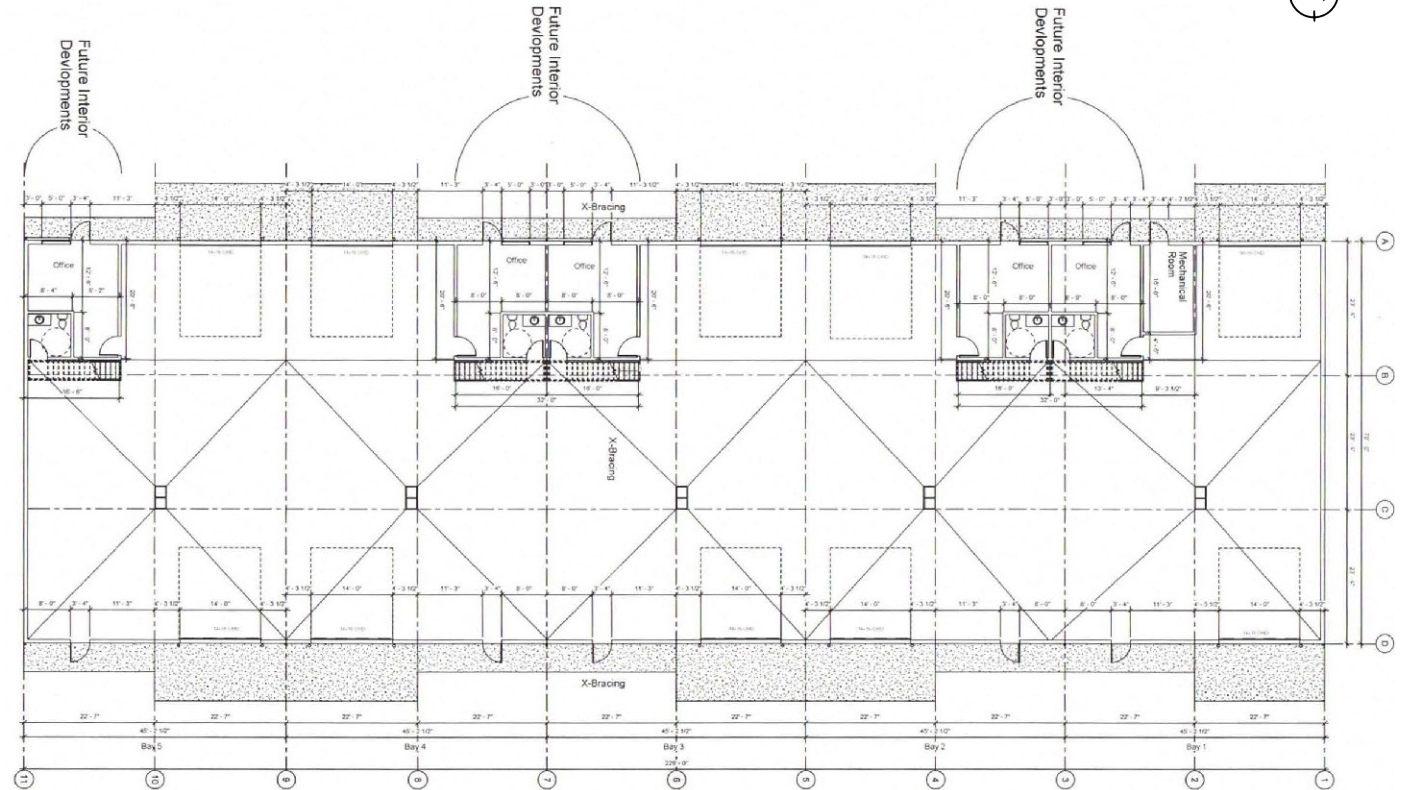
## SITE SIZE

2.82 Acres

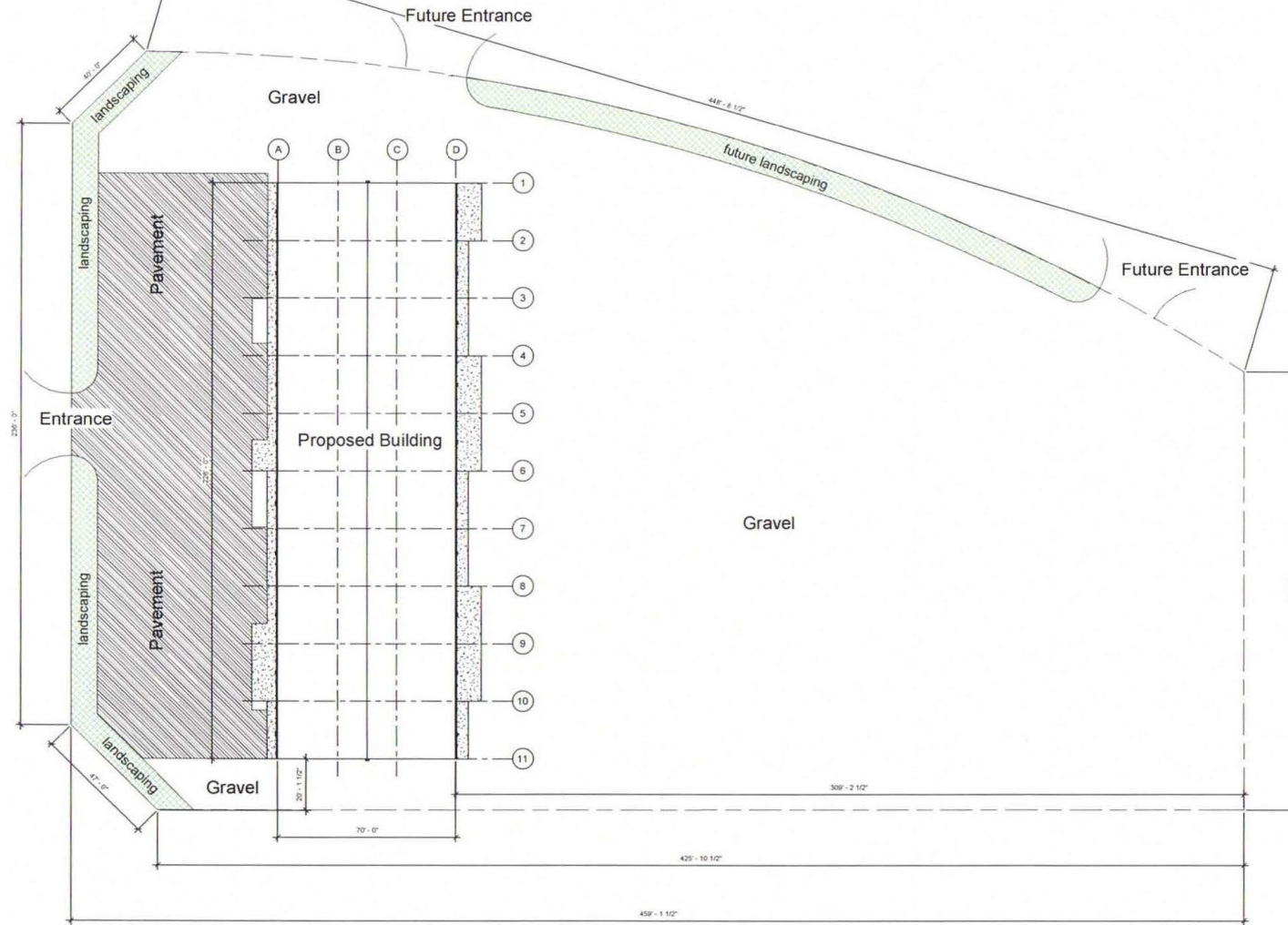
## LEASE RATE

Contact Agent for Further Details

## PROPOSED FLOOR PLAN



# PROPOSED SITE PLAN



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