

FOR SALE

# HIGHWAY 15 HIGH LOAD CORRIDOR INDUSTRIAL FACILITY

21314 Township Road 554, Strathcona County, AB

+/-12,568 SF ON 6.99 ACRES



MULTIPLE CRANE WAYS

GRAVELLED, FENCED, SECURED YARD

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# THE OPPORTUNITY

- Quick access to Alberta high load corridor Highway 15
- Low site coverage ratio
- Nicely appointed office
- Multiple crane ways with 40' extensions on both west/east sides of the building
- 480 Volt, 600 AMP 3 Phase Power (TBC)
- Radiant heating in warehouse
- 8" reinforced slab in warehouse (TBC)
- Gravelled, fenced, secure yard
- Adjacent to City of Fort Saskatchewan
- Location near Dow Chemical, Chemtrade, Pembina Midstream, Keyera, Sherritt International and Tenaris



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

21314 Township Road 554,  
Strathcona County, Alberta

## LEGAL DESCRIPTION

Plan 9523888, Lot 1

## MARKET

Heartland Industrial

## YEAR BUILT

2012

## SITE SIZE

+/- 6.99 Acres

## SITE COVERAGE RATIO

4%

## BUILDING SIZE

+/- 2,968 SF (Main Floor Office)

+/- 9,600 SF (Warehouse)

+/- 12,568 (Total)

## POWER

480 Volt, 600 Amp, 3 Phase, (TBC)

## LOADING DOORS

(4) 22' hangar doors drive-through (TBC)

## LIGHTING

T5HO

## HEATING

Radiant

## CRANE

(2) 20-ton, (1) 5-ton, 40' long exterior crane  
way (both sides of building)

## MAKE UP AIR SYSTEM

Yes

## CEILING

35' at ceiling pitch, 30' under eaves

## CRANE HOOK

23' clearance under crane hook

## ROOF

Steel

## FLOOR

8" reinforced concrete slab (TBC)

## PRIVATE WATER & SEWER SERVICE

Water holding cistern and pump-out  
septic tanks

## SALE PRICE

\$4,200,000

## PROPERTY TAXES

\$34,167.12 - Tax (2023)

## AVAILABILITY

Immediate





CN RAIL  
SCOTFORD  
YARD  
(5 MINS)

← FORT SASKATCHEWAN (5 MINS)

TOWNSHIP ROAD 554

HIGHWAY 15 (FORT McMURRAY/COLD LAKE) →

RANGE ROAD 213

RANGE ROAD 214



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