

FOR SUB-LEASE

# INDUSTRIAL BAY FOR SUBLEASE

Unit 8&9 10420 123rd Street,  
Grande Prairie, AB T8V 8A8

## PROPERTY HIGHLIGHTS

- 1,470 SF bay with 0.5-acre fenced and graveled compound on the north side
- Sublease Term until January 1st, 2026 with option to extend
- The bay offers flexible space, equipped with a washroom.
- Additional yard ensures parking and equipment storage needs are met.
- Well located near the Grande Prairie Airport near Purnell Energy Services and Pasco Energy.

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**Walker Cote**

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# PROPERTY DETAILS

Municipal Address: Unit 8&9 10420 123rd Street, Grande Prairie, AB T8V 8A8

Year Built: 1999

Leasable Area: 1,470 SF

Power: TBC

Dedicated Compound: 0.5 Acres

Loading Doors: Grade (1) 16' x 16'

Lease Rate: Total Monthly Gross Rent: \$7,812/month (includes base rent, expenses and GST)

Sublease Expiry: January 1, 2026

Sumps: Yes

## AERIAL



# PROPERTY PHOTOS





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