

FOR SALE/LEASE

# SHERWOOD PARK INDUSTRIAL CONDO

#5, 200 Portage Close  
Sherwood Park, AB

## 3,250 SF INDUSTRIAL CONDO

### PROPERTY HIGHLIGHTS

- Single unit industrial condo comprising of 3,250 SF
- Ample private yard behind Unit
- In-Floor heating with brand new boiler system
- Excellent access to Highway 16, Highway 21, and Anthony Henday Drive
- Located in Sherwood Park Business Park

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## PROPERTY DETAILS

**Municipal Address:** Unit 5, 200 Portage Close,  
Sherwood Park, AB

**Zoning:** IM - Medium Industrial

**Building Type:** Condo bay

**Available Size:** 1,150 SF (Office)  
2,100 SF (Warehouse)  
3,250 SF (Total)

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

**Power:** 3 Phase, 75 kw (TBC)

**Ceiling:** 21'

**Lighting:** T5 High Efficiency

**Heating:** In-floor

**Price:** \$700,000

**Lease Rate:** \$13.00/SF

**Operating Costs:** \$3.69/SF

**Availability:** Immediate

## AERIAL





EXTERIOR YARD WITH ADDITIONAL PARKING





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