

FOR LEASE



SUITE 10, 120 PORTAGE CLOSE, SHERWOOD PARK

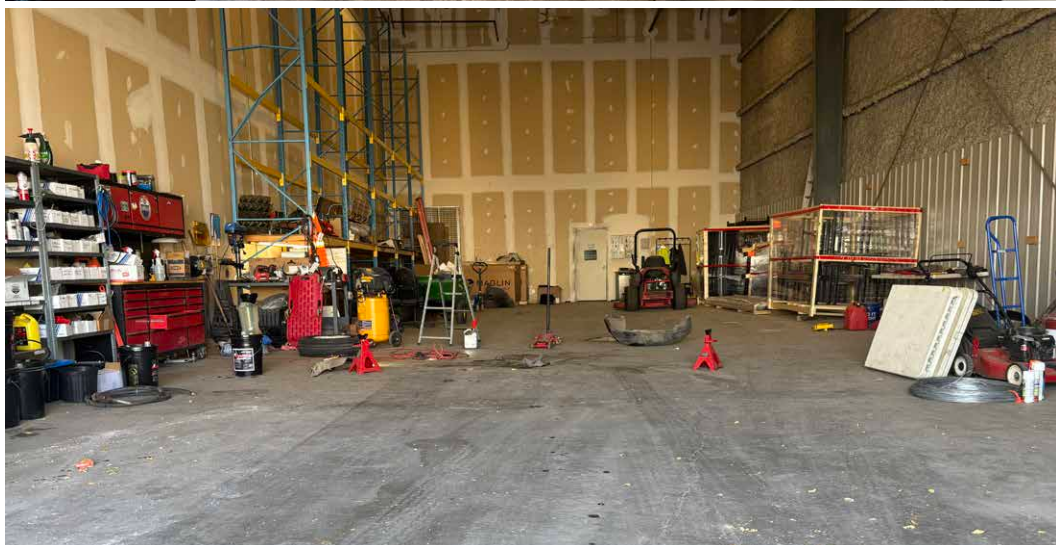
±4,570 SF End Unit Office & Warehouse

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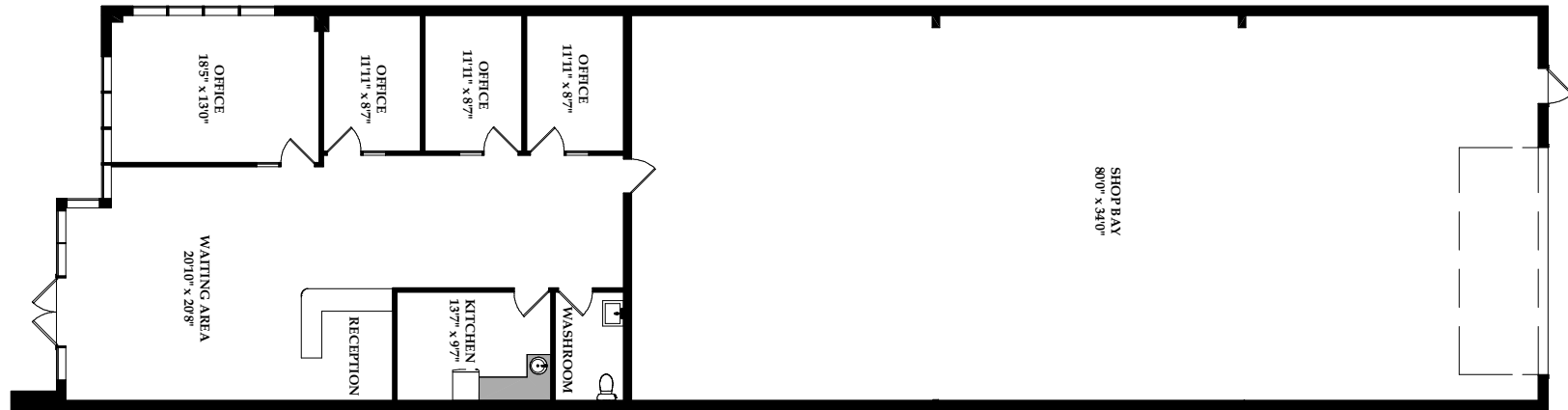


THE OPPORTUNITY

- Modern, clean, and well-maintained
- Includes: 4 offices, kitchen, reception, waiting area, washroom and 80' x 34' warehouse
- Concrete surface for parking and loading
- 8 dedicated parking stalls, shared visitor and accessible parking



FLOOR PLAN



PROPERTY DESCRIPTION

Municipal Address: #10, 120 Portage Close, Sherwood Park

Zoning: IM Medium Industrial

Year Built: 2011

Market: Sherwood Business Park

Yard: Yes, included with the bay

Leasable Area: Main Floor Office: ±1,850 SF
Warehouse: ±2,720 SF
TOTAL: ±4,570 SF

Power: 347/600V, 3 Phase, 225A (TBC)

Loading Doors: (1) Grade 20'x 20'

Lighting: LED

Heating: Radiant

Sumps: Yes

Crane: None

Room Dimensions:

Reception:	10' x 7'5"
Waiting Area:	20'10" x 20'8"
Executive Office:	18'5" x 13'
Office 2:	11'11" x 8'7"
Office 3:	11'11" x 8'7"
Office 4:	11'11" x 8'7"
Kitchen:	13'7" x 9'7"
Shop/Warehouse:	80' x 34'

Clear Height: 28'

Availability: December 1, 2025

***Operating Costs:** \$3,732.17 per month
(Includes property taxes, property insurance, property maintenance and all utilities)

Lease Rate: \$6,093.33 per month

TOTAL MONTHLY COST*
\$9,825.50

**Operating Costs to be reconciled on a yearly basis.*

AERIAL



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