



**FOR SUBLEASE**

# FREESTANDING INDUSTRIAL BUILDING WITH YARD

15601 91 STREET,  
GRANDE PRAIRIE, AB



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**Cord Spero**  
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**FENCED AND SECURED SITE**

**FREESTANDING BUILDING WITH DRIVE-THRU ON 3.01 ACRES**

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# PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	15601 91 STREET, GRAND PRAIRIE, AB
<b>ZONING</b>	INDUSTRIAL
<b>BUILDING SIZE</b>	MAIN FLOOR OFFICE - 2,341 SF MEZZANINE OFFICE - 1,195 SF WAREHOUSE - 13,027 SF TOTAL - 16,563 SF
<b>PARKING</b>	AMPLE
<b>LAND SIZE</b>	3.01 ACRES
<b>AVAILABILITY</b>	30 DAYS NOTICE
<b>POWER</b>	400AMP, 3 PHASE - TBV
<b>SUBLEASE RATE</b>	CONTACT LISTING AGENT
<b>OPERATING COSTS</b>	\$4.35
<b>BUILDING CONSTRUCTION</b>	STEEL FRAME



# PROPERTY HIGHLIGHTS

- Ceiling height: 24' Clear height in warehouse
- Loading: (9) 16'x16' grade w/ electric openers
- Cranes: (1) 10 ton crane; (1) 5 ton crane
- (4) 110 ft drive-thru bays
- (1) dedicated drive-thru wash bay
- Site and additional yard is fully fenced and secured
- A/C in office areas
- Sublease expires January 31, 2029

# AERIAL VIEW



HIGHWAY 2

HIGHWAY 43 EAST/WEST



HIGHWAY 43

156 AVENUE



# KEEP IN TOUCH

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

**RE/MAX**  
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