

FOR SUB-LEASE

3,500 Sq.Ft. +/- Bay
(Final area to be confirmed)

347 Saskatchewan Avenue
Spruce Grove, Alberta

PROPERTY HIGHLIGHTS

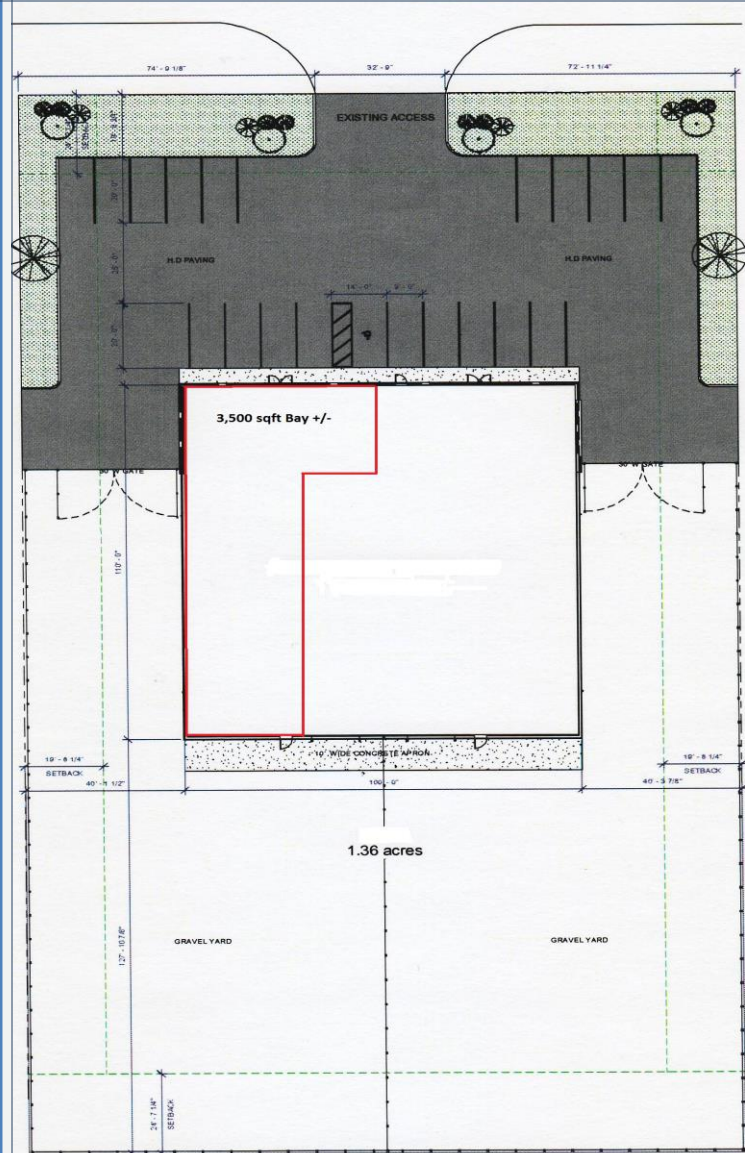
Can Accommodate 5,100 Sq.Ft. +/- Users
Located in Spruce Grove Industrial Park
Large Yard Space
Grade Level Loading
Class A Industrial Product
Sump
Undeveloped Office
10 Years Remaining on Head Lease

PROPERTY INFORMATION

Legal: Lot 3, Block 3, Plan 0728886
Construction: Butler Pre-Eng. Metal System
Clear Height: 26' Clear
Power: 600 Amp, 347 V, 3 Phase
Fenced & Gravelled Yard
Proportionate Share of Yard
Zoning: M-1 General Industrial
Loading Doors: One (1) - 12' x 16' - Grade
Heating: Gas Fired Unit
Lighting: Metal Halide
Taxes: TBD

Lease Rate: \$18.00 / Sq.Ft.

Operation Costs: \$2.00 Estimate



Nor-Chris Holdings Inc.
Real Estate Brokers & Land Developers



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