

FOR LEASE

SPRUCE GROVE OFFICE/WAREHOUSE BAY

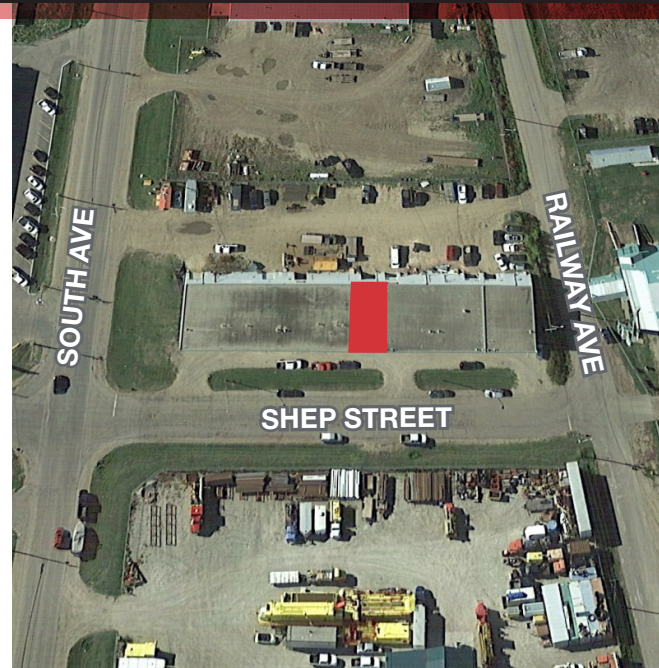
NAICommercial



UNIT D, 75 SHEP STREET | SPRUCE GROVE, AB | 2,400 SF OFFICE/WAREHOUSE BAY

PROPERTY DESCRIPTION

- 2,400 sq.ft± office/warehouse bay available for lease
- Grade level overhead doors
- General Industrial Zoning
- Conveniently located just off Parkland Highway in Spruce Grove, within 10 minutes of Anthony Henday Freeway



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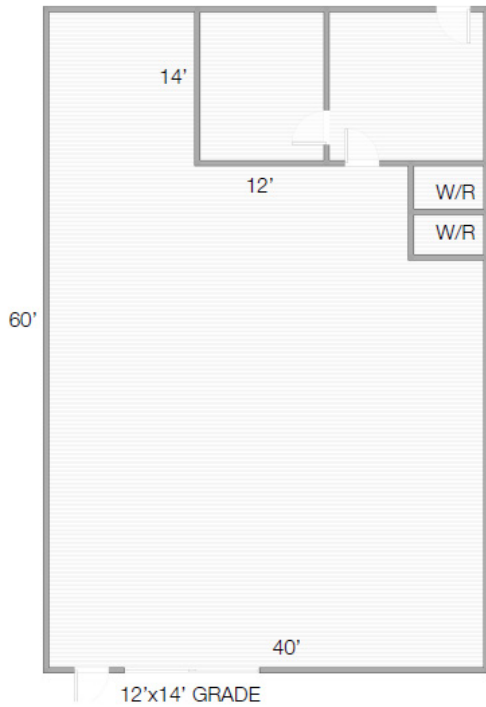
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ADDITIONAL INFORMATION

SIZE	Unit D: 2,400 sq.ft.±
LEGAL DESCRIPTION	Plan 4870TR Block 1 Lot 10
YEAR BUILT	1990
ZONING	M1 - Business Industrial District
CEILING HEIGHT	18' clear
LOADING	12' x 14' grade loading
POWER	100 amp, 120/208 volt (TBC)
LEASE TERM	3-5 years
AVAILABILITY	March 1, 2026
NET RENTAL RATE	\$10.50/sq.ft./annum
OPERATING COSTS	\$6.88/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance and management fees



UNIT D



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