

FOR LEASE

357 SASKATCHEWAN AVENUE

SPRUCE GROVE, AB



CLEAR SPAN ±5,500 SF WAREHOUSE

SECURE, DEDICATED YARD AREA

CRANE-EQUIPPED SHOP



**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Grade loading
- Ceiling height 23' under truss, (±18' under hook)
- (2) 5-ton bridge cranes
- (2) 0.5-ton jib cranes
- Snorkel Exhaust
- Make up Air
- Dual Compartment Sump
- Shared secured yard: Graded, graveled, fenced & gated
- Bathroom and Office to be constructed (Temporary office options available)

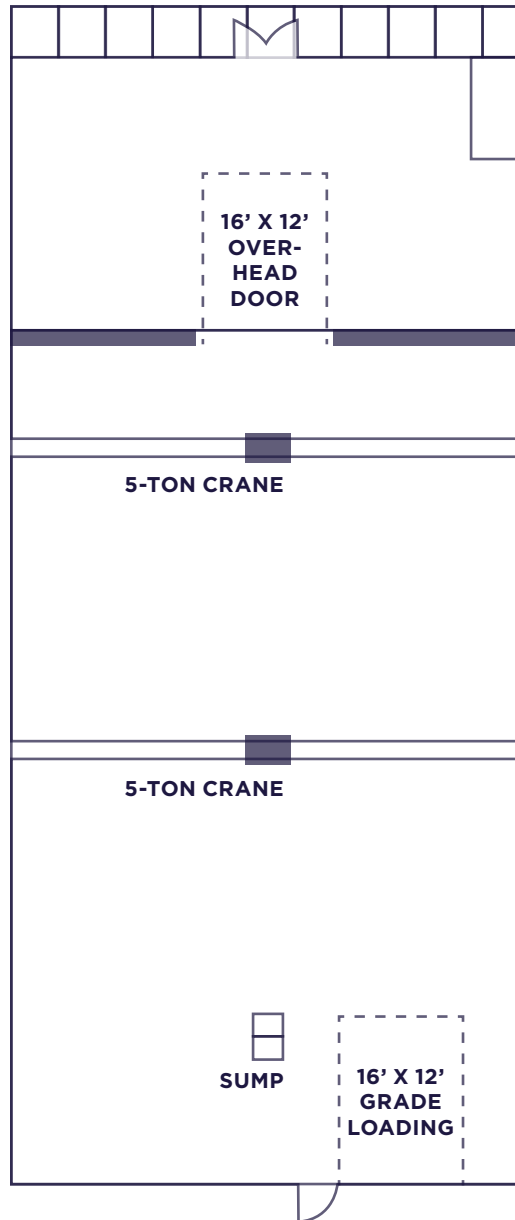
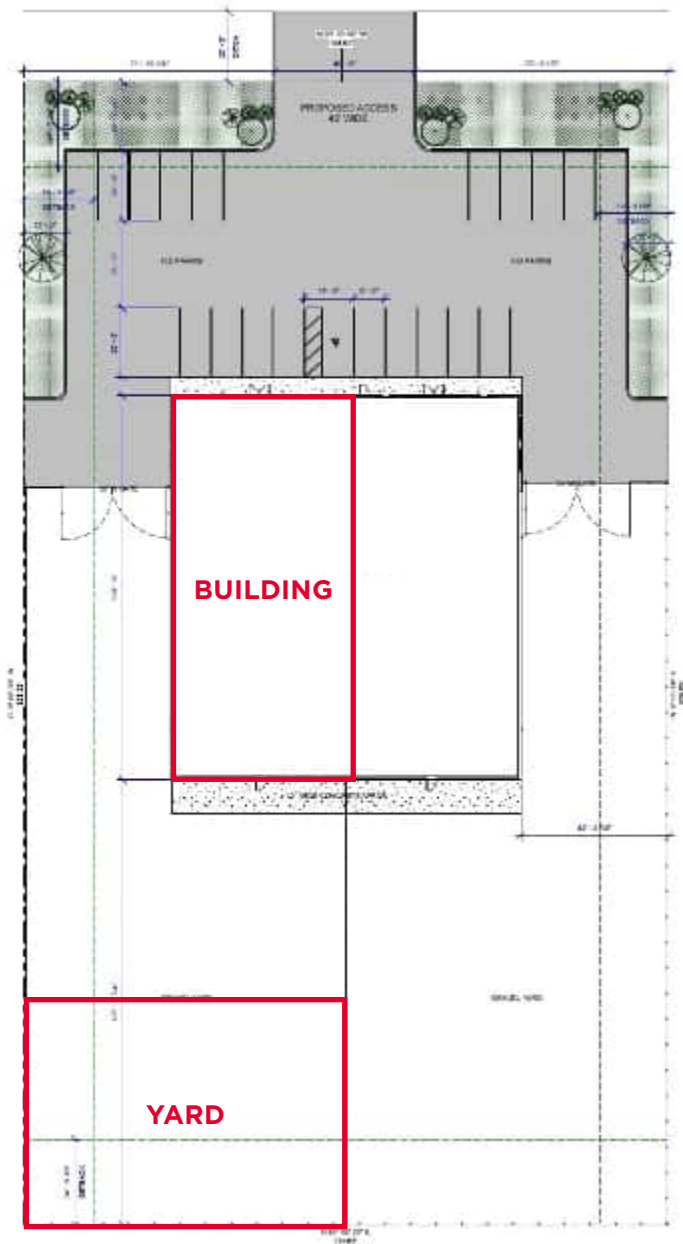
PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS	357 SASKATCHEWAN AVENUE SPRUCE GROVE, ALBERTA
LEGAL DESCRIPTION	PLAN: 0728886; BLOCK: 3; LOT: 5
ZONING	M1 (GENERAL INDUSTRIAL DISTRICT)
BUILDING SIZE	WEST BAY: ±5,500 SF
LEASE RATE	\$17.50
OPERATING COSTS	\$5.64 (TBC)
AVAILABILITY	JULY 15, 2026
BUILDING AGE	2011
PARKING	ASPHALT
POWER	HEAVY (TBC)



SITE PLAN

FLOOR PLAN



AERIAL VIEW

CUSHMAN & WAKEFIELD
Edmonton

SPRUCE GROVE



TO THE
CITY OF
EDMONTON

HIGHWAY 16

CENTURY ROAD

HIGHWAY 16A

GOLDEN SPIKE ROAD

SASKATCHEWAN AVENUE

YARD

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