

FOR SUBLEASE

27323-136, TOWNSHIP ROAD 394
BLACKFALDS, AB



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About the Property

This 13.76-acre industrial land parcel is prominently located in the Aspelund Industrial Park in Lacombe County, a pivotal location for businesses and industrial operations. The property is meticulously prepared for immediate use, featuring a fully fenced and secured perimeter that guarantees privacy and security for tenants. The entire site is gravelled, offering durable and all-weather access for heavy machinery and vehicles, enhancing operational efficiency.

Key to this property is its direct exposure to Aspelund Road, providing exceptional visibility and access just off the Queen Elizabeth II Highway. This strategic positioning near the QEII Highway and the Aspelund Road/Highway 597 junction amplifies its logistical advantages, making it an ideal location for companies seeking to optimize their transportation and distribution networks.

Adding to its utility, the site houses a 2,000 square foot cold storage building, catering to a broad spectrum of storage requirements, from perishables to sensitive equipment. Its proximity to Blackfalds, and ease of accessibility from Red Deer, positions this land as a prime choice for businesses aiming to establish or expand their footprint in Central Alberta's industrious landscape. This property not only offers a secure and strategically located industrial base but also a flexible space adaptable to a variety of industrial and logistical uses.

LEGAL DESCRIPTION

Plan 1425076, Block 2, Lot 1

SITE SIZE

13.76 Acres

LOCATION

Aspelund Industrial Park

ZONING

IB - Business Industrial District

MONTHLY NET LEASE RATE

\$1,500/per acre

PROPERTY TAXES

\$30,638 (2023)

SUBLEASE EXPIRY

September 30, 2026

POSSESSION

Immediately



Red Deer

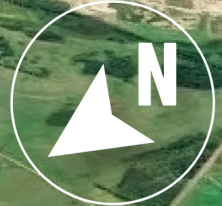
HIGHWAY 597

QUEEN ELIZABETH II HIGHWAY

Blackfalds



ASPELUND ROAD



For more information, please contact:



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