

FOR LEASE

CROSSROADS BUSINESS PARK - BUILDING 3

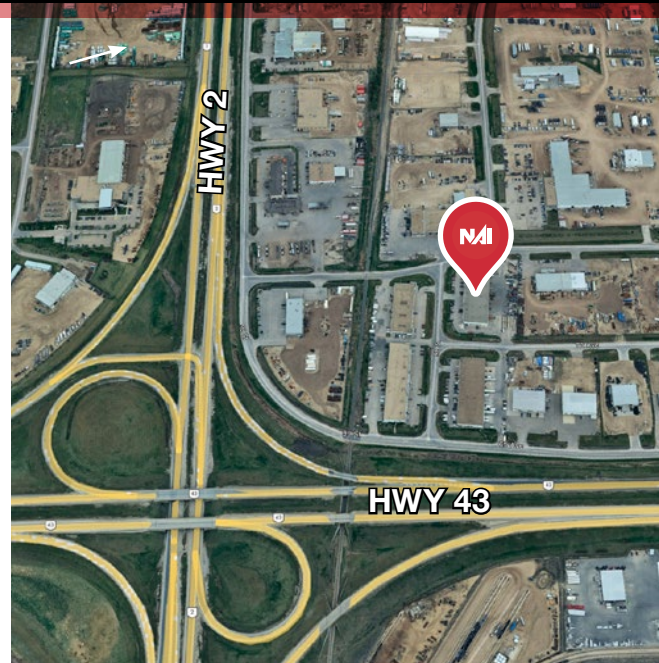
NAICommercial



7001 - 98 STREET | CLAIRMONT, AB | OFFICE/WAREHOUSE BAYS

PROPERTY DESCRIPTION

- 3,678 - 7,373 sq.ft.± industrial bays available for lease
- Functional layouts featuring three (3) offices, one (1) washroom, and an open warehouse bay
- One (1) 16' x 12' overhead grade-loading door per bay
- Secure fenced storage area located behind the building
- Available Immediately
- Prime Four Mile Corner location with direct access to Highway 43 and Highway 2, connecting businesses to major regional transportation routes
- Additional industrial bays available for lease in neighboring building



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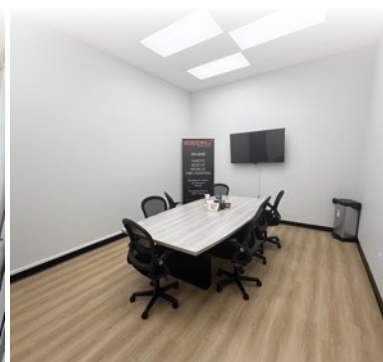
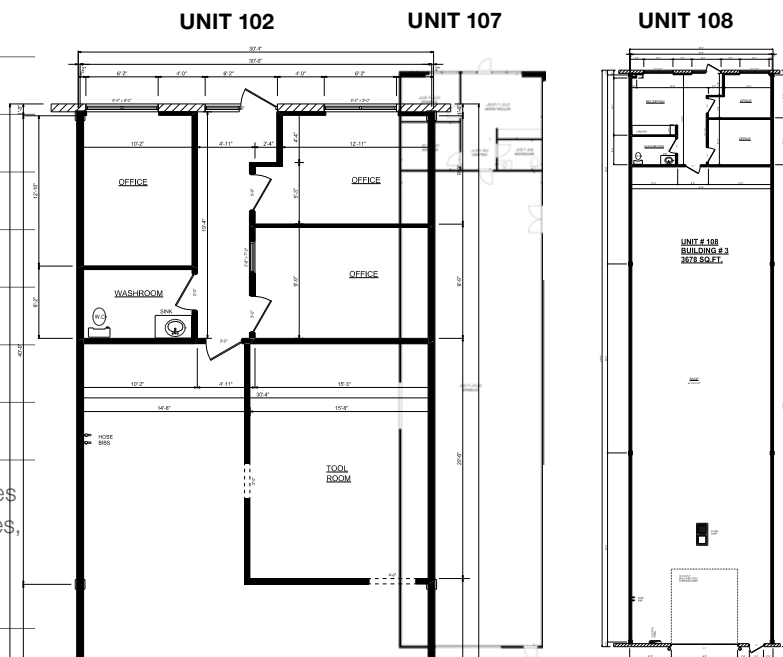
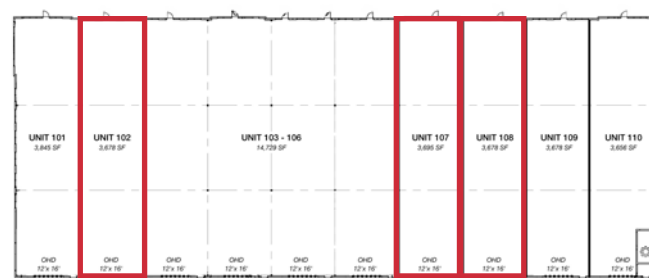


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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0625502 Block 7 Lot 3A
AREAS AVAILABLE	Unit 102: 3,678 sq.ft.± Unit 107: 3,695 sq.ft.± Unit 108: 3,678 sq.ft.±
AVAILABLE	Immediately
ZONING	RM-2 (Rural Medium Industrial & Highway Industrial)
YEAR BUILT	2009
CEILING HEIGHT	22' clear
POWER	200 amp 3 phase per bay
LIGHTING	LED
LOADING	16'x12' OH grade loading per bay
PARKING	On-site
LEASE RATE	\$14.50/sq.ft./annum
OPERATING COSTS	\$6.13/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees

BUILDING 3
7001 - 98 STREET

FOR ILLUSTRATIVE PURPOSES AND FINAL FINISHINGS MAY VARY



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