

## AS IS, WHERE IS



**Flexible industrial  
warehouse storage space  
with a large gated yard in  
the Claresholm Industrial  
Airport Park**

 44,660 SF

 18' ceiling heights and  
four 16' overhead doors

 Accessible from both the  
north and south of site

**Get more  
information**

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## Industrial property for sale

67 Harvard Drive  
Willow Creek, AB T0L 0T0



### Property Highlights

- Wood framed building over concrete slab
- Exterior clad in newer metal siding
- Interior is mainly open warehouse
- 18' ceiling clearance
- Four 16' overhead doors to access warehouse area, each with an electric opener: (one 24'x16', two 18'x 16', one 12'x16')
- 1600 AMP, 480 volt, heavy electrical with three transformers
- Fire suppression sprinkler system throughout warehouse area
- Heating for warehouse is a mix of ceiling-mounted forced air furnaces and twelve new ceiling mounted radiant tube heaters
- Newer 40 gallon hot water tank
- Small, developed office and staff areas in north and south ends of building
- Airport storm-water system drainage improvements due for completion in 2023

### Property Description

Opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area.

Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse.

The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123).

### Offering Summary

<b>Opportunity:</b>	44,660 SF
<b>Lot Size:</b>	4.76 Acres
<b>Legal Address:</b>	2840JK;1;3
<b>Sale Price:</b>	\$1,050,000
<b>Possession:</b>	Negotiable

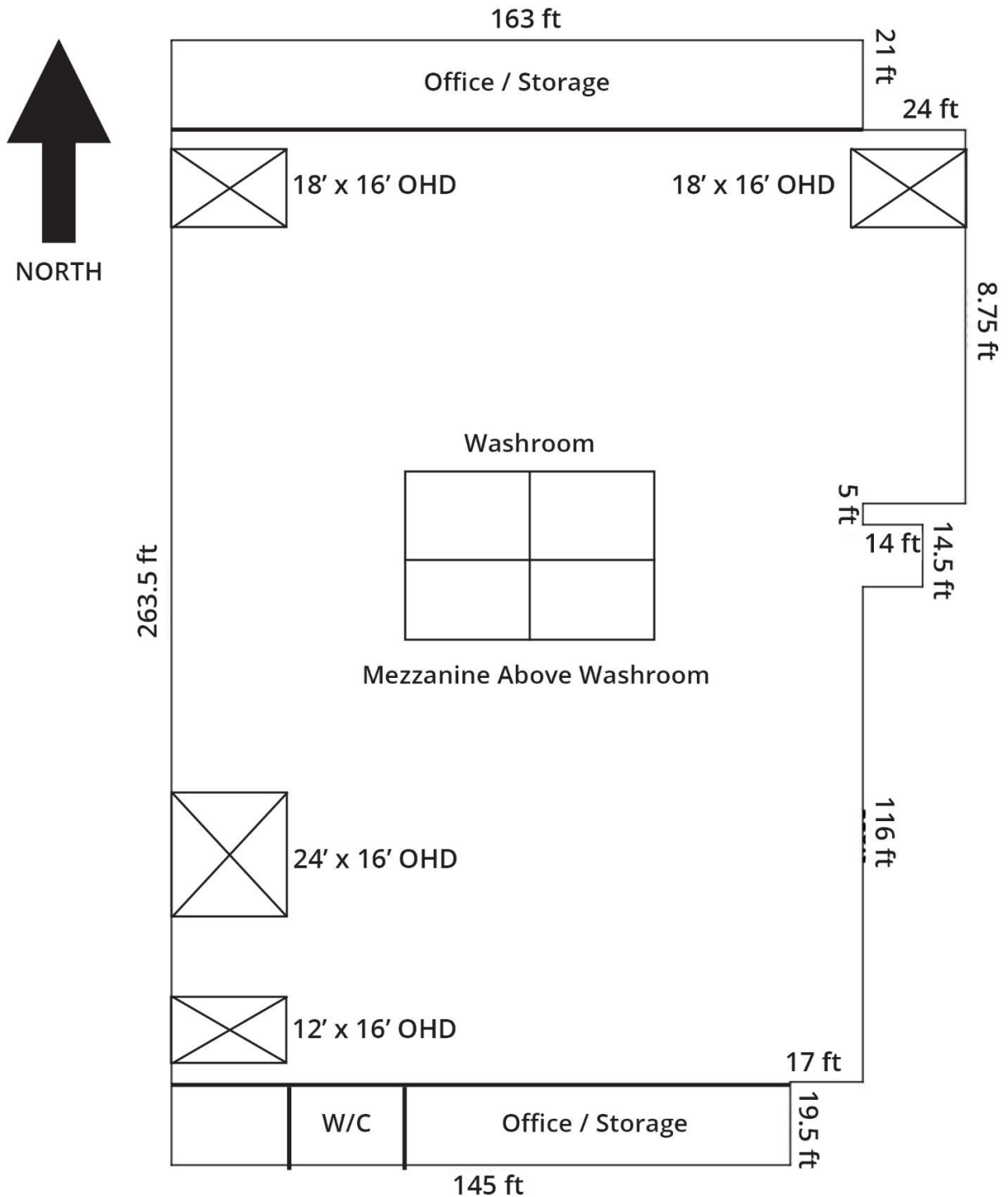
### Location Description

Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park. At \$23.50 PSF, this property is priced at roughly one-fifth the cost of comparable real estate in Calgary.

#### Avison Young

704 4th Avenue South, Suite 295, Lethbridge, AB T1J 0N8

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\*The diagram is for illustrative purposes only.  
All measurements are approximate.



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