

BUILD TO SUIT PAD SITE AVAILABLE

FOR LEASE

29 BEJU INDUSTRIAL DR, SYLVAN LAKE



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THE PROPERTY

29 BEJU INDUSTRIAL DRIVE

SYLVAN LAKE

FOR LEASE - Located in desirable Beju Industrial Park, Sylvan Lake. Pad site available for lease. This 6,000 SF build to suite pad site is located next to a well kept, almost new building. The location is highly visible to highway 2 and provides excellent signage opportunity. The lease price is starting at \$16.00 per SF and has an operating cost of \$5.50 per SF for the 2023 budget.



CH - Commercial Highway



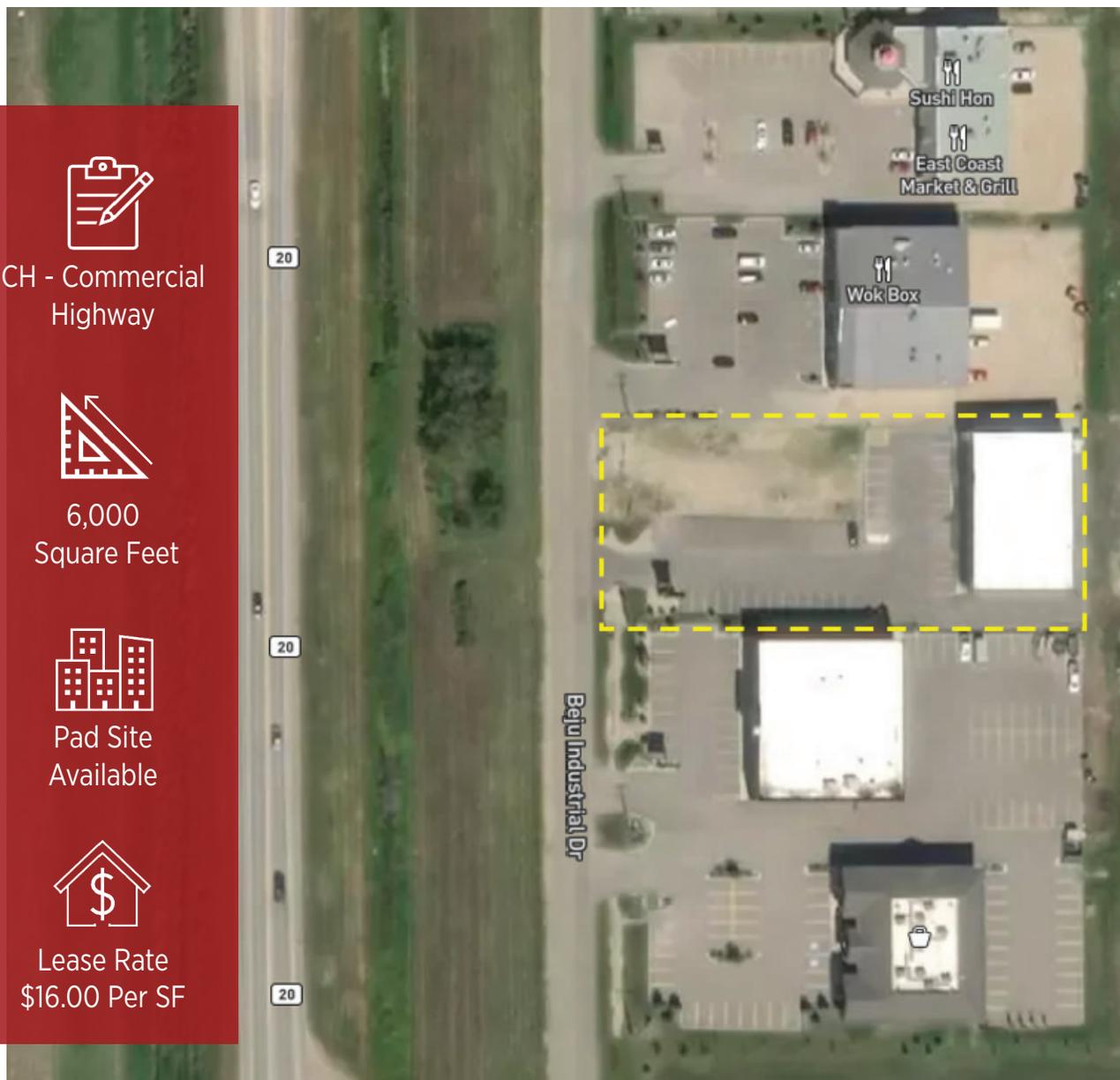
6,000 Square Feet



Pad Site Available



Lease Rate
\$16.00 Per SF



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PROPERTY DETAILS AND AMENITIES

PROPERTY DETAILS

MUNICIPAL:	29 Beju Industrial Drive, Sylvan Lake
LEGAL LAND DESCRIPTION:	Plan: 1921973, Units: 1 & 2
TOTAL SIZE:	Total size of property available Pad Site = 6,000 SF
ZONING:	CH - Commercial Highway
PARKING:	Front paved parking
LEASE PRICE:	\$16.00 Per Square Feet
NNN:	\$5.50 Per SF (Estimated 2023)

*Tenant is responsible utilities
** Tenant is responsible for GST



FLOOR PLANS / PHOTOS

PAD SITE

Second Floor Unit:

- ±6,000 Sq Ft
- Build to suit
- Ample paved parking
- Zoning - CH Commercial Highway



SYLVAN LAKE , ALBERTA

A City in Central AB, Canada located approximately 25 kms west of the City of Red Deer along Highway 11 or Highway 11A. Sylvan is known as a summer hot spot for residents in Edmonton and Calgary and is a major tourism destination spot in Alberta.

Edmonton - 125 KM

Calgary - 175.4 KM

Red Deer - 25 KM



LOCATION / MAP



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CALGARY & RED DEER'S
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