



Parker Industrial Park Condo

Located in the heart of Parker Industrial Park, this exceptional industrial condo property is now for sale at \$1.2 million. Boasting a total of 4,984 SF of versatile warehouse and office space plus 14,000 SF of fenced in compound. The Office portion spans roughly 1,000 SF on the main and second floor consisting of 5 private offices, a welcoming reception area, a mechanical room, tech room, bathroom, kitchen, and board room ideal for business operations. The expansive warehouse covers roughly 4,000 SF and is designed with 18' ceilings and 16'x16' grade doors perfect for large-scale operations. A heavy-duty concrete floor, provides the durability needed for heavy machinery without worry. **BONUS!** The installation of heated floors was installed during construction just awaiting connection. There is overhead exhaust system installed to the space suitable for welding operations and the airlines distributed for convenience add to the functionality of this space.



Sale price:
\$1,200,000



Condo fees:
\$0.60 psf covering building insurance, water, and sewer. Snow removal is individual.



Size:
4,984 sf plus 14,000 sf (70' x 200') fenced in compound

**For further
information**

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Industrial Condo For Sale

5 130 Husum Road, RM of Sherwood, SK



Key Features

- Two story office space roughly 1,000 sf each floor (total 2,000 sf roughly).
- Roughly 4,000 sq of warehouse space
- 270 SF mezzanine for storage
- 18' clear ceilings
- Heavy load bearing floors with 3' slope
- 2 compartment interceptor pits
- Heated floor has been installed with the ability to be connected
- 3 phase power available
- Overheads installed in warehouse
- Two 16' x 16' grade doors on each side of the building
- Airlines distributed throughout the property
- Fenced compound



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