

**AVISON
YOUNG**

RE/MAX

For Lease
Fully Improved Warehouse/Office Space
with Ample Yard

8002 105th Street, Clairmont, AB



Motivated landlord, ready for immediate occupancy.

Get more information

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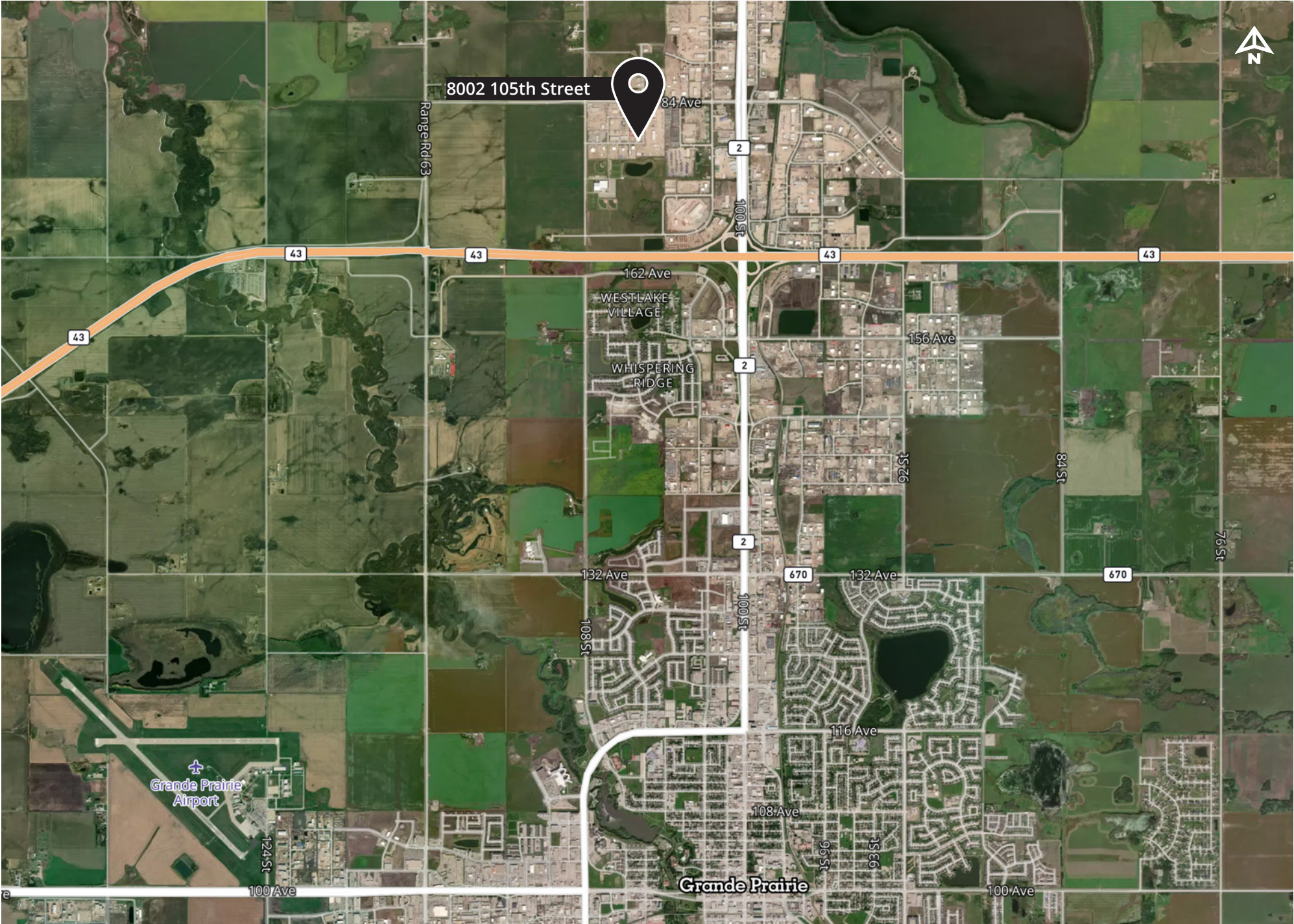
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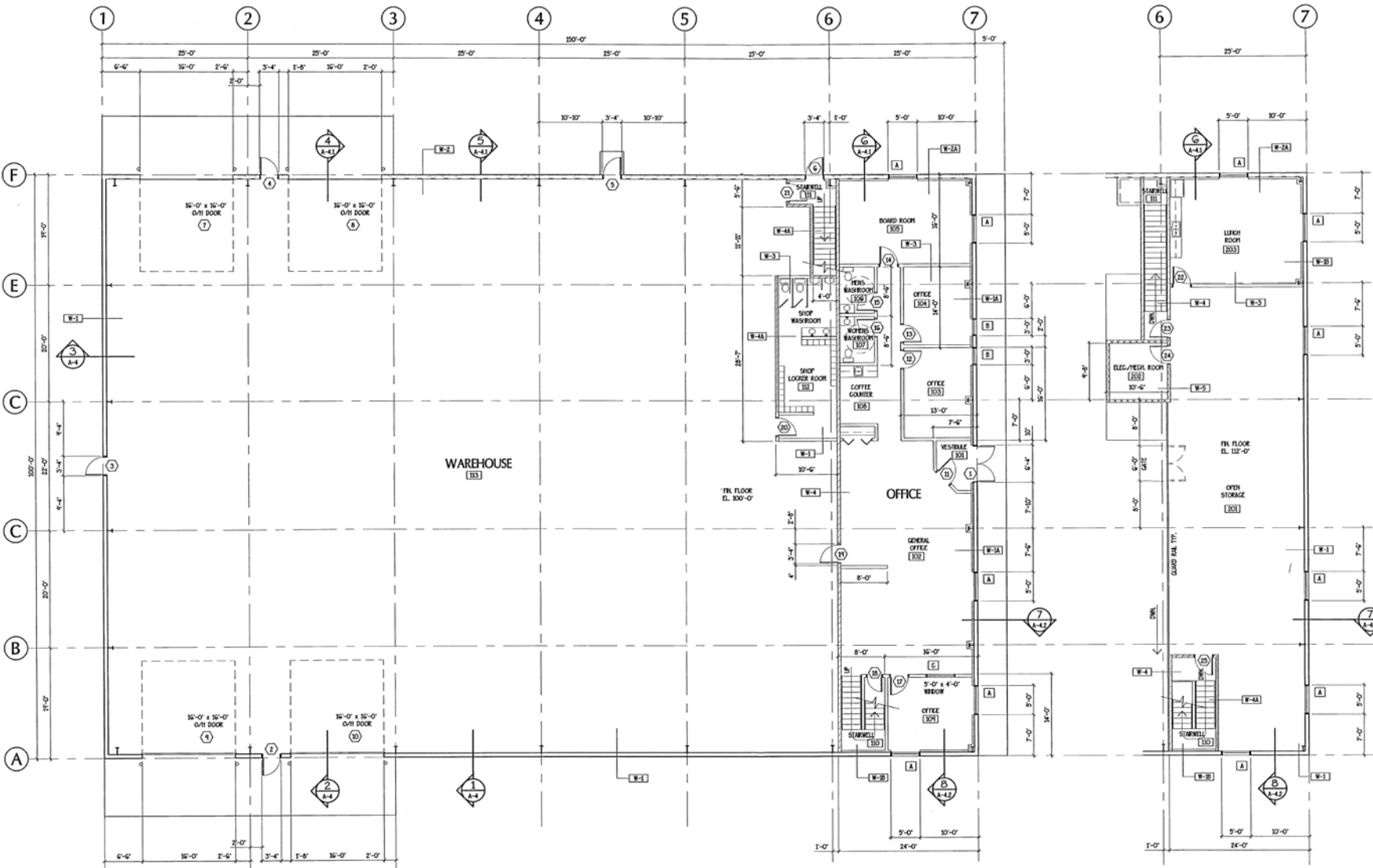
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For Lease

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Building Plan



 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Site Specifications

Address: 8002 105th Street, Clairmont, Alberta

Legal Address: Plan 0625379; Block 2; Lots 4

Zoning: RM-2

Site Size: +/- 2.14 acres

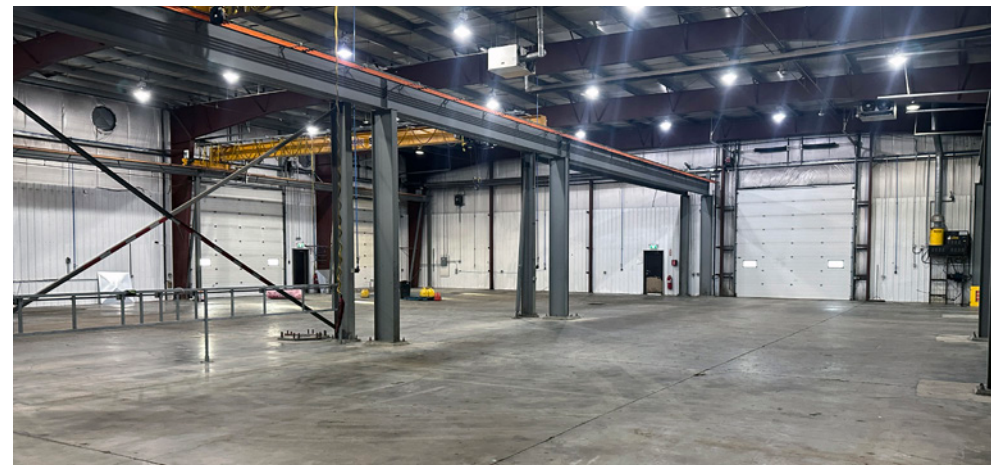
Building Size: 5,140 SF fully improved office
12,500 SF shop space
17,640 SF total

Cranes: 1 x 10 ton crane & 2 x 5 ton crane

Loading: 5 x 16'x16' grade doors

Yard Improvements: Fenced and gravelled yard

Lease Rate: Market



Offering highlights include:

- **Motivated landlord, ready for immediate occupancy**
- First class industrial warehouse
- Paved parking, secure gravelled yard
- Wash bay complete with dedicated Hotsy, standalone sump and trough independent of municipal services
- Radiant tube heating
- 2 x 100' drive through bays
- 2007 construction
- Multiple yard access points



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