

FOR SALE

GMC SINGLE-TENANT NET LEASE INVESTMENT

8805 - 125 Street Fort Saskatchewan, Alberta



General, Mechanical & Civil
Contractors Ltd.



35 ACRE
BEST-IN-CLASS
MODULE YARD

DOW
ALBERTA
OPERATIONS



4-WAY
LIGHTS

CN RAIL

125 STREET

HWY
15



EXCLUSIVELY LISTED BY

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COMMERCIAL
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THE OFFERING | GMC SINGLE-TENANT NET LEASE INVESTMENT

The Offering:

This single tenant net lease investment sale comprises a best-in-class $\pm$ 35 acre modular yard leased to General Mechanical & Civil Contractors Ltd. (GMC) with a $\pm$ 32,000 square foot industrial/office building.

Leading Energy & Industrial Hub:

The property is located in Alberta, home to the world's third-largest oil reserves. Alberta exports 4.3 million barrels of oil daily to the U.S. More specifically, the single tenant asset is positioned in Alberta's Industrial Heartland, within the Greater Edmonton Area—Canada's largest hydrocarbon processing region.

Proven Tenant:

GMC, established in 1993, has a track record of stability, backed by long-term relationships in the oil, gas, and petrochemical industry, ensuring consistent and predictable rental income.

Location Synergy:

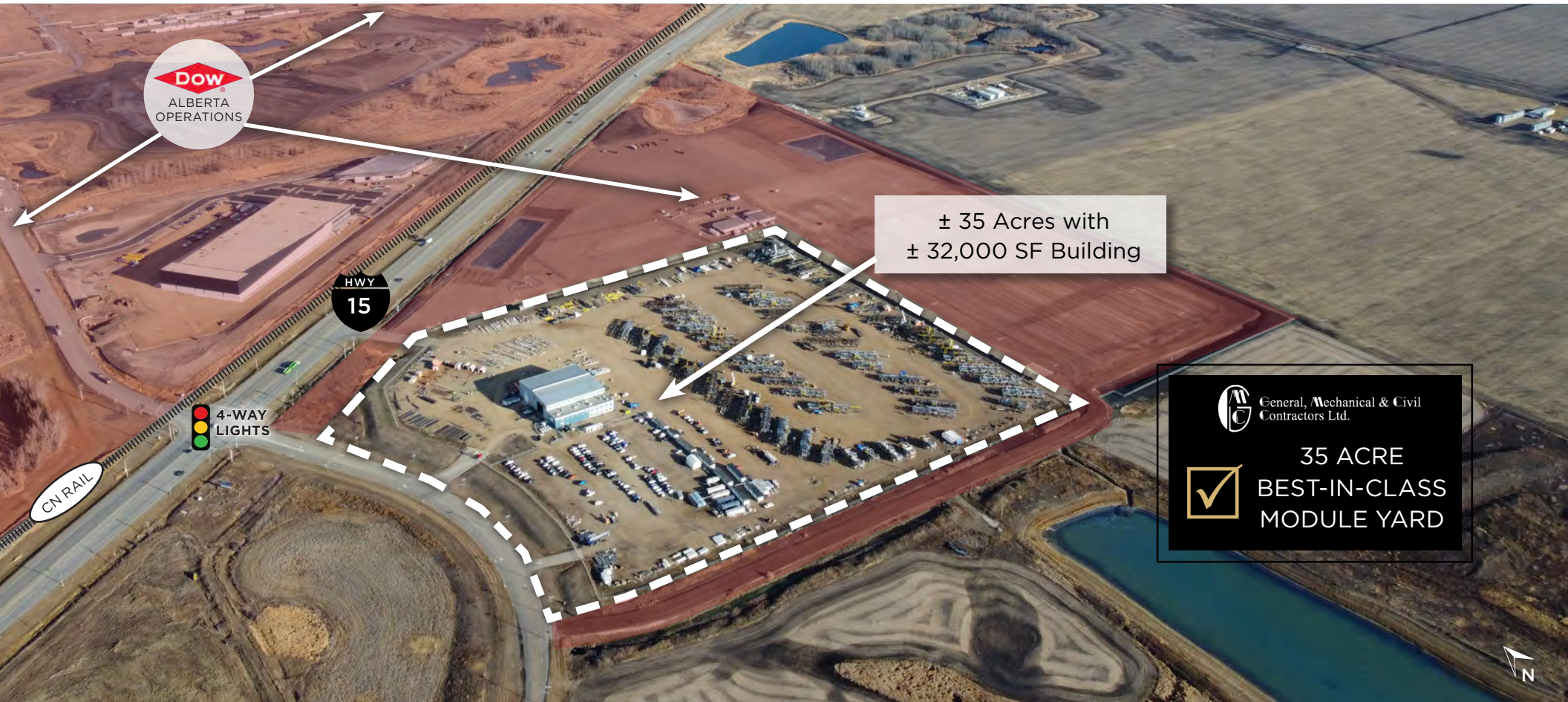
Dow's Alberta operations border the property, ensuring long-term synergies and critical operational support for the tenant.

High-Quality Improvements:

The property features best-in-class industrial improvements tailored to GMC's operational needs.



GMC PREMISES



YEAR BUILT

2014 / 2015

SITE SIZE

± 35 Acres | compacted, gravelled & lit

GROSS BUILDING AREA

± 32,000 SF with ± 11,800 SF of finished office

ACCESS

3 ingress / egress points with high load capacity onto Highway 15.

SERVICES

Rural Standard (propane, water & sewage tanks on site)

MODULAR YARD

Load bearing capacity of ± 10 tons per square meter

LOADING

(2) 30' x 30' Grade overhead doors
(2) 20' x 20' Grade overhead doors

CEILING HEIGHT

35' - 40' clear in shop and warehouse

CRANES

(2) 5-ton bridge cranes

HVAC

Office: Forced air
Warehouse: Radiant Tube

POWER

2400 amps, 120/208 volts, 3-phase

THE TENANT

GENERAL MECHANICAL & CIVIL CONTRACTORS LTD.



GMC Contractors, established in 1993 and based in Edmonton, Alberta, is a general contracting service specializing in the upstream construction needs of Western Canada's oil and gas industry.

Renowned for their expertise, they provide field installation services for oil and gas facilities and work with many of the industry's leading companies.



THE GALLERY

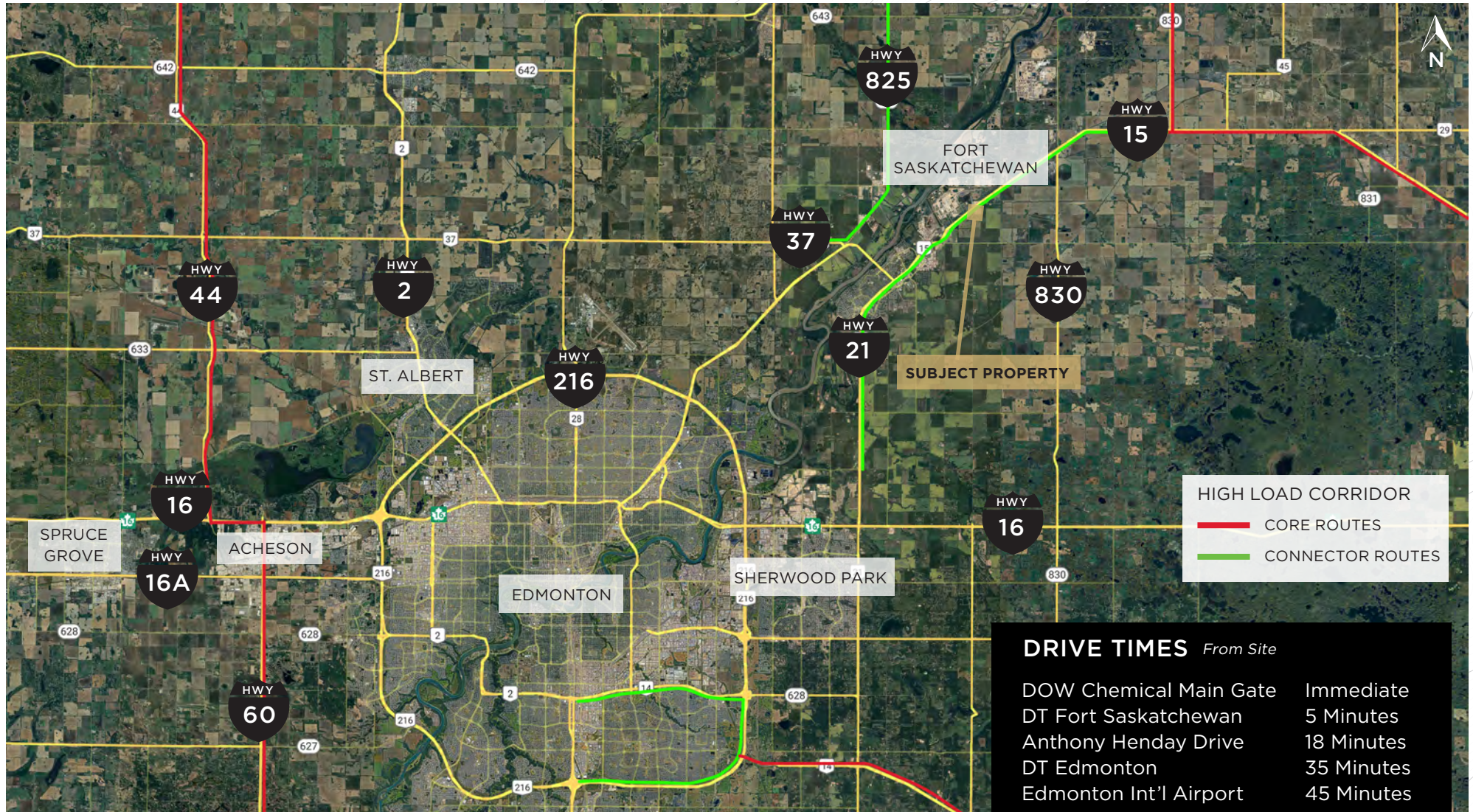


THE BUSINESSES

Companies Who Chose to do Business in Alberta's Industrial Heartland



THE LOCATION



- The property is located in Canada's largest hydrocarbon processing region, Alberta's Industrial Heartland, which lies within the Capital Region, Canada's northernmost metropolitan area, home to over 1.5 million people. Investment in Alberta's Industrial Heartland currently exceeds \$50 billion.
- Fort Saskatchewan is approximately 25 kilometers northeast of Edmonton proper. The property benefits from its prime location on one of Alberta's High Load corridors, serving key industrial sectors in Northern Alberta and Fort McMurray.

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Alberta's Premiere Award-Winning Brokerage - Built on Trust, Driven by Results



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