



# Spruce Grove Industrial Shop/Office with Yard

**18,700 SF OFFICE/WAREHOUSE UNIT WITH YARD**  
ADDITIONAL 2.14 ACRES YARD SPACE AVAILABLE

368/374 SASKATCHEWAN AVENUE, SPRUCE GROVE, AB

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410










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**NAI**Commercial



## Property Highlights

-  **Size:** 18,700 sq. ft. high-quality office/warehouse unit with yard area, consisting of 4,500 sq. ft. +/- of fully developed office with balance of warehouse space
-  **Additional Yard:** Ability to lease additional 2.14 acres of adjoining yard space
-  **Bonus Mezzanine:** Additional 4,500 sq. ft. undeveloped mezzanine area included free of charge, offering potential for additional office space or storage
-  **Warehouse Features:** Wash bay, LED lighting, four automatic grade loading doors (two oversized – 16' x 20'), radiant tube heating, air lines throughout, make-up air, and heavy power
-  **Office Layout:** Reception/Waiting area with vestibule, ten private offices, large boardroom, and full kitchen/staff lounge. Additional shop lunchroom area with locker room, bathrooms with shower, and laundry
-  **Yard:** Fully fenced and graveled with concrete aprons; Dedicated access point with security gate; Ability to Lease additional 2.14 acres of adjoining yard space
-  **Location:** Ideally located just off Parkland Highway with convenient access to Golden Spike Road and Century Road





## Property Information

MUNICIPAL ADDRESS	<i>Building:</i> #104/106/108/110, 368 Saskatchewan Avenue <i>Neighboring Land:</i> 374 Saskatchewan Avenue
LEGAL DESCRIPTION	<i>Building:</i> Plan 1421723, Block 3, Lot 8 <i>Neighboring Land:</i> Plan 1421723, Block 3, Lot 9
ZONING	M1 (General Industrial District)

## Building Information

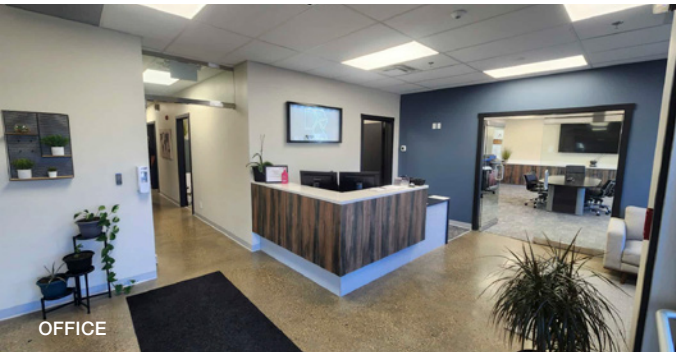
SIZE	18,700 sq. ft. fully developed office/warehouse unit with additional 4,500 sq. ft. undeveloped mezzanine
LOADING	Four automatic grade loading doors (Two 16'x20', Two 14'x16')
CEILING HEIGHT	24'3" clear ; 27' to deck
POWER	200 amps, 600 volts, 3 phase, 4 wire (TBV)

## Lease Information

NET LEASE RATE	<p><b>Building:</b> Starting at \$16.00/sq. ft./annum</p> <p><b>Additional Yard Component:</b> \$1.25/sq. ft./annum (based on 2.14 acres, or 93,218 sq. ft.)</p>
ADDITIONAL RENT	<p><b>Building:</b> \$6.35/sq. ft. (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and management.</p> <p><b>Additional Yard Component:</b> \$0.17/sq. ft./annum (2025 estimate, based on 2.14 acres, or 93,218 sq. ft.) includes property taxes.</p>
AVAILABILITY	90-120 days







OFFICE



OFFICE



WAREHOUSE



OFFICE



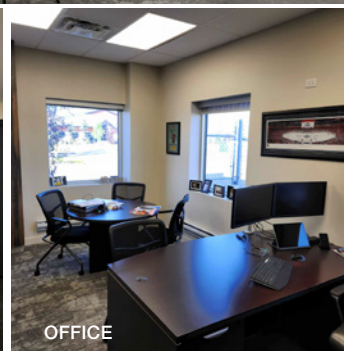
WAREHOUSE



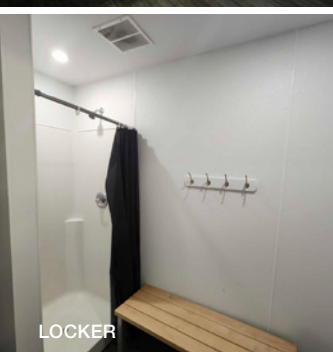
WAREHOUSE



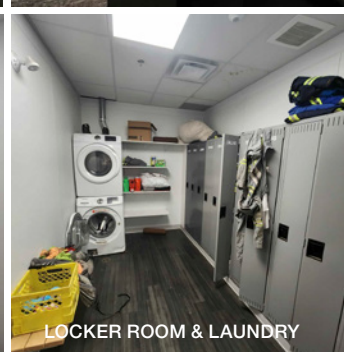
OFFICE



OFFICE



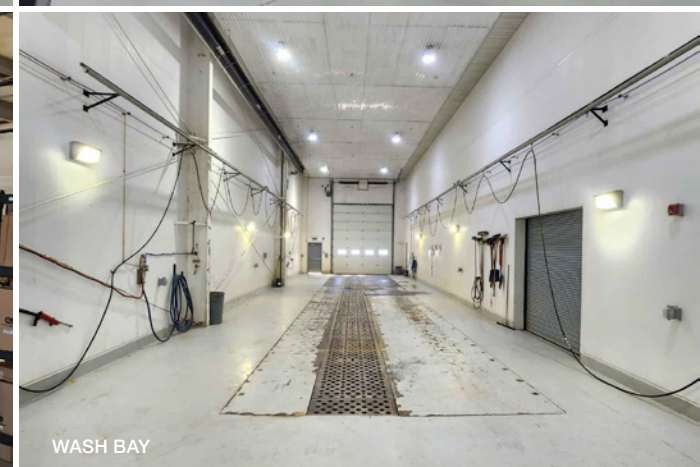
LOCKER



LOCKER ROOM & LAUNDRY

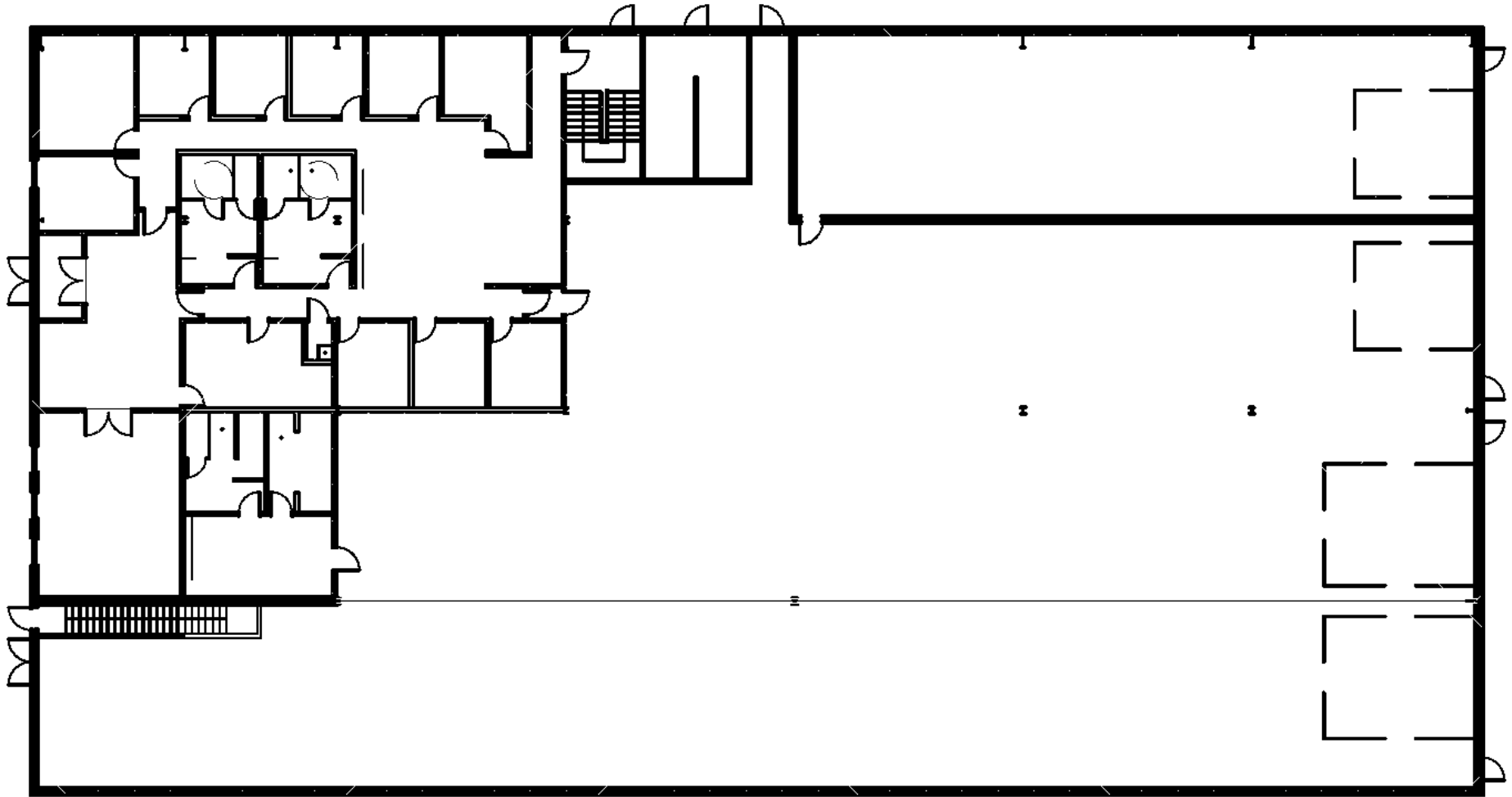


BONUS MEZZANINE



WASH BAY

## Floor Plan



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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