

**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

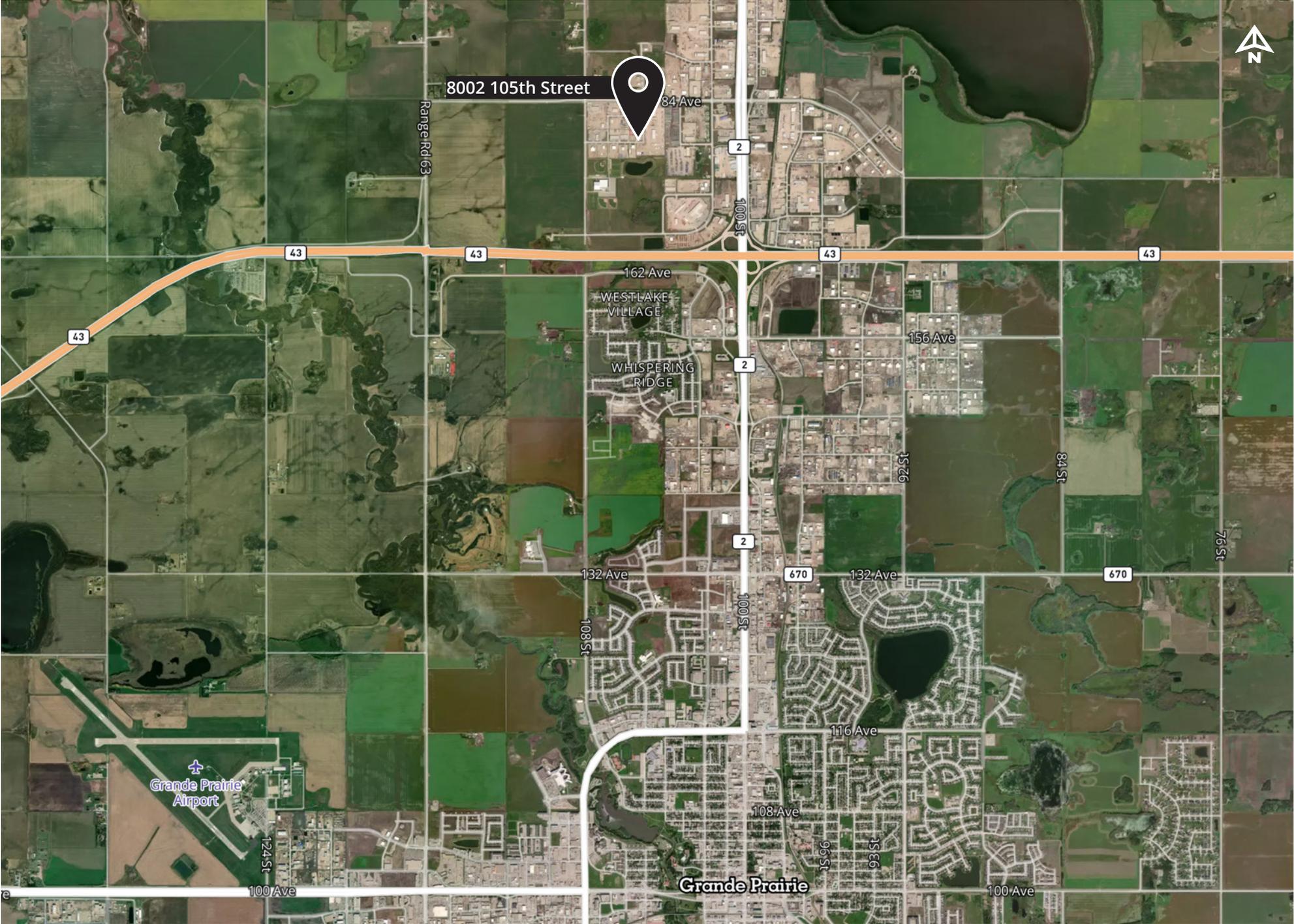
Ken Williamson
Principal
+1 780 966 4116
ken.williamson@avisonyoung.com

Carl Pedersen
Principal
+1 780 982 0260
carl.pedersen@avisonyoung.com

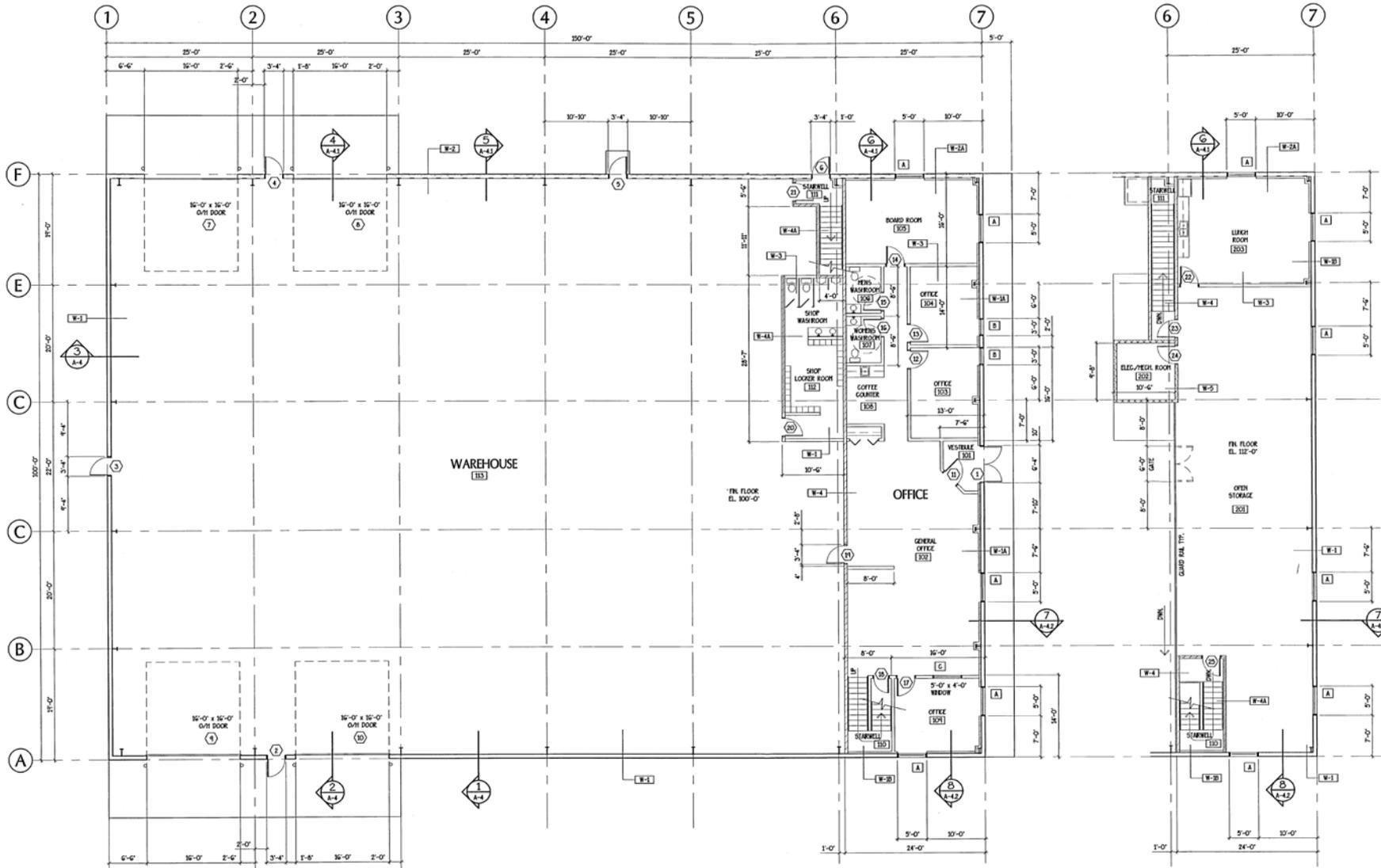
Cord Spero
Remax Grande Prairie
+1 780 832 5880
cord@gpremax.com

Marjorie Elliott
Senior Associate
+1 778 895 0778
marjorie.elliott@avisonyoung.com

Jason Williamson
Senior Associate
+1 780 993 3535
jason.williamson@avisonyoung.com



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

Ceiling Height:

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

Make Up Air:

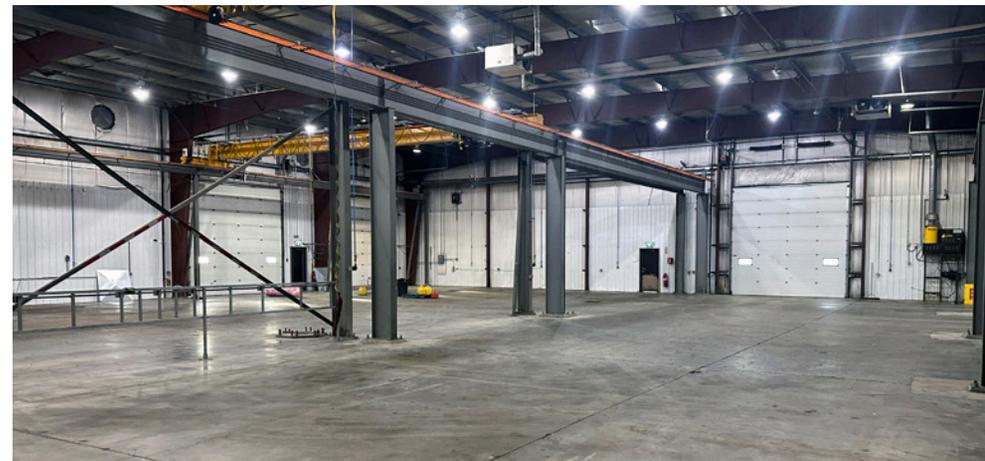
Loading: 5 x 16'x16' grade doors

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





Ken Williamson

Principal
+1 780 966 4116
ken.williamson@avisonyoung.com

Carl Pedersen

Principal
+1 780 982 0260
carl.pedersen@avisonyoung.com

Cord Spero

Remax Grande Prairie
+1 780 832 5880
cord@gpremax.com

Marjorie Elliott

Senior Associate
+1 778 895 0778
marjorie.elliott@avisonyoung.com

Jason Williamson

Senior Associate
+1 780 993 3535
jason.williamson@avisonyoung.com

© 2025 Avison Young Commercial Real Estate Services, LP. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

**AVISON
YOUNG**

RE/MAX