

## RARE SMALL INDUSTRIAL BAY WITH YARD

## **Property Highlights**

- Rear portion of the bay for lease
- Utilities included in rent
- Secured concrete compound
- Located in Campbell Industrial Park
- Minutes from the Anthony Henday and right off Campbell road
- Floor drain
- Well-appointed office space
- · Radiant heat



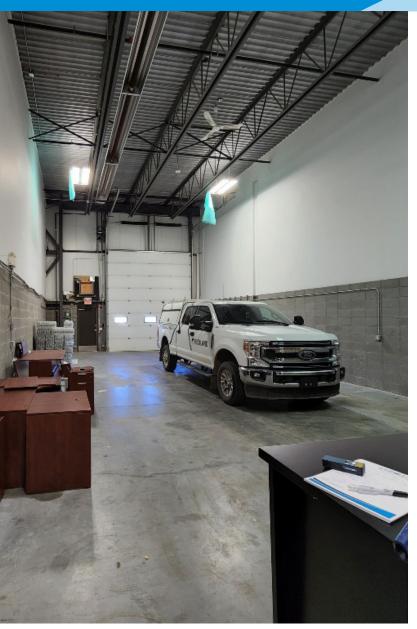






# FOR LEASE INDUSTRIAL BAY WITH YARD











## FOR LEASE INDUSTRIAL BAY WITH YARD



### **Property Information**

Municipal Address: #113, 190 Carleton Drive, St. Albert, AB

**Legal Address:** Condominium Plan 1324438; Unit 13

**Size:** 1,950 Sq. Ft. (+/-)

**Zoning:** BP2 (Business Park 2)

**Power:** 225 Amp 120/208 Volt 3 Phase 4 wire

Parking: ample surface parking

Ceiling Height: 24'

**Loading:** (1) 14'x16' Grade (powered)

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$3,200.00/Month (Gross)

#### **Contact**

#### **Richard Lizotte**

President/Broker Cell: 780.292.1871 Direct: 780.784.5360

richard@lizottereal estate.com

#### Lee Berger

Associate Broker Cell: 587.983.6654 Direct: 780.784.5363 lee@lizotterealestate.com

