

FOR SUBLEASE

RARE FREESTANDING BUILDING

11405 85 Avenue, Fort Saskatchewan, AB

±13,800 SF of Shop on 4.04 Acres of Yard

MULTIPLE CRANES

EXCELLENT LOCATION



Royce Johnson

Associate

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The OPPORTUNITY

Rare opportunity to Sublease a freestanding building in Fort Saskatchewan with close proximity to Dow Chemical project.

The property boasts multiple cranes, drive through bays including a wash bay, heavy power and two quonsets (including washbay).

Fully fenced with two access points, one with power gate.

Excellent access to Highway 15 and Highway 21.



Property DETAILS

MUNICIPAL ADDRESS

11405 - 85 Avenue,
Fort Saskatchewan, AB

LEGAL DESCRIPTION

Plan 8020165, Block 8, Lots 1 & 2

ZONING

IL - Light Industrial

BUILDING

±13,800 SF

PARKING

Ample

LOT AREA

4.04 Acres

UTILITIES

Fully Serviced

FLOOR DRAIN

Yes

CRANES

One 10-Ton Bridge,
One 5-Ton Bridge,
4 Jib Cranes

POWER

TBC

LOADING

(6) 14 x 16 Grade,
(1) 8 x 8 Grade

CLEAR HEIGHT

22' Clear (under hook)

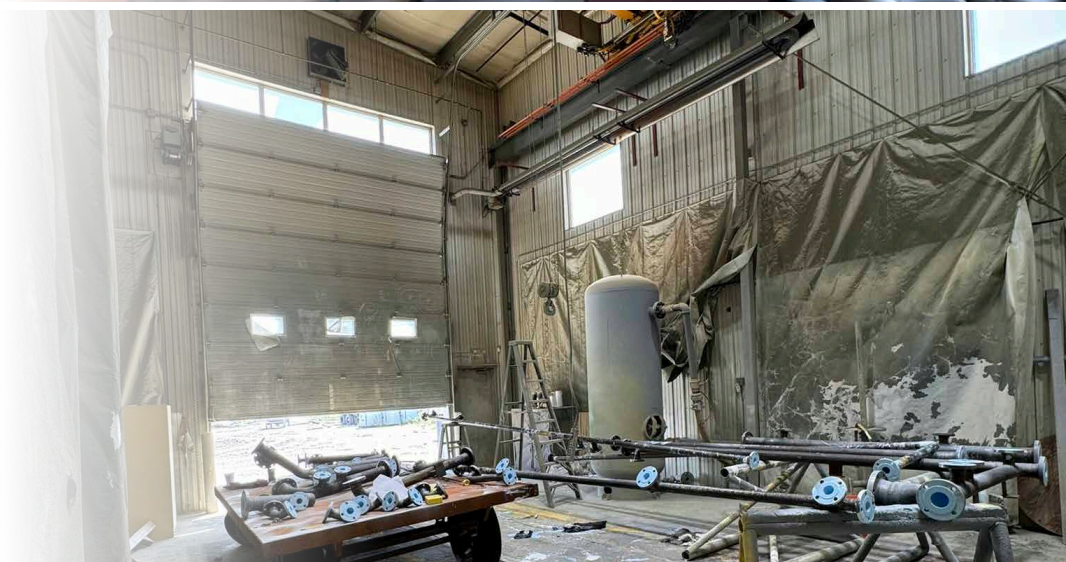
SUBLEASE RATE

\$35,000/month (Gross)

LEASE EXPIRY

Building & Quonset:
November 30, 2028

Extra 2.02 Acres:
May 31, 2029



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WAKEFIELD**
Edmonton