

Partnership. Performance.



**AVAILABLE IMMEDIATELY**

**REDUCED LEASE RATE**

## Property Highlights

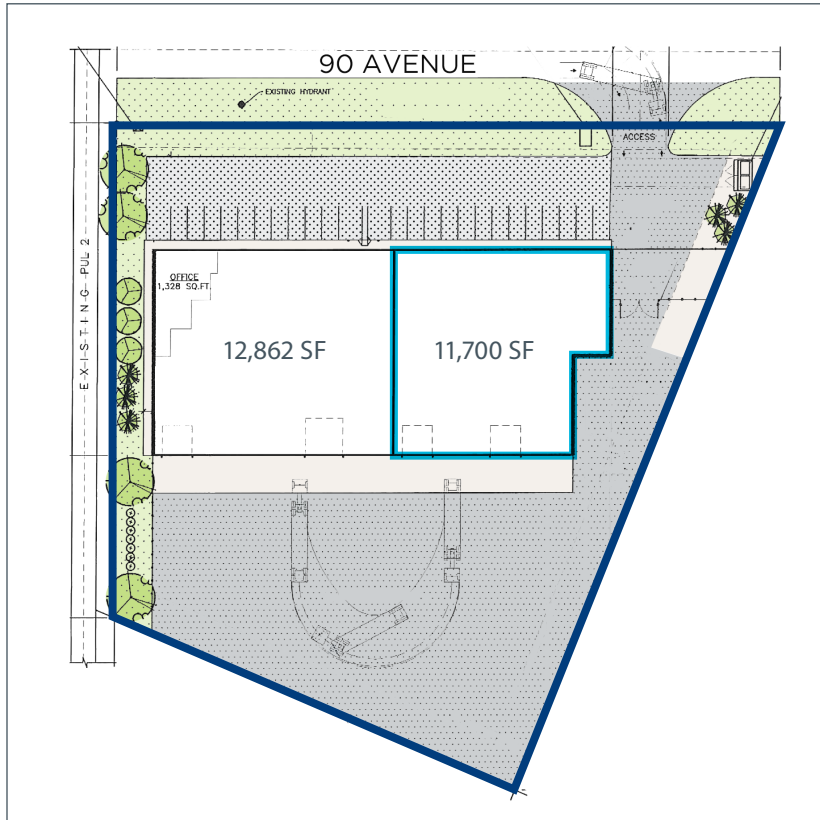
- 25,890 sf on 2.10 acres
- Exciting new development in Laurin Industrial Park with showcase curb appeal
- Heavy duty asphalt yard
- Zoned Medium Industrial (IM)
- Excellent access to 17 Street, Sherwood Park Fwy and Anthony Henday Drive
- Oversized grade loading doors
- Crane ready and heavy power

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**LAURIN**  
INDUSTRIAL PARK

**1409 - 90 AVENUE**  
STRATHCONA COUNTY, AB

## Site Plan



## Property Details

**Address:** 1409 - 90 Avenue  
**Zoning:** IM - Medium Industrial  
**Legal Address:** Plan 082 6916, Block 2, Lot 5  
**Lease Option:**  
 Available: 11,700 sf  
 Loading: Grade 4 (16' x 16')  
 Lease Rate: \$14.00 net **\$12.00 net**  
 T.I. Allowances available  
 Available: Immediately  
 Clear Height: 27' at south eaves 30' at north eaves  
 Power: 400 amp, 480/277 volts, 3 phase  
 Op. Costs: TBD

### Sale Options:

|   |   |
|---|---|
| <b>Option A:</b><br>24,562 sf + 1,328 sf<br>office on 2.10 acres<br>Sale Price: \$6,200,000 | <b>Option B:</b><br>11,700 sf<br>(Vendor will condo)<br>Sale Price: \$2,900,000 |
|---|---|

## Additional Details:

- Heavy duty asphalt throughout yard area
- R20 insulation
- Fenced and secured
- Energized parking

## Location Map

