

Partnership. Performance.



AVAILABLE IMMEDIATELY

REDUCED LEASE RATE

Property Highlights

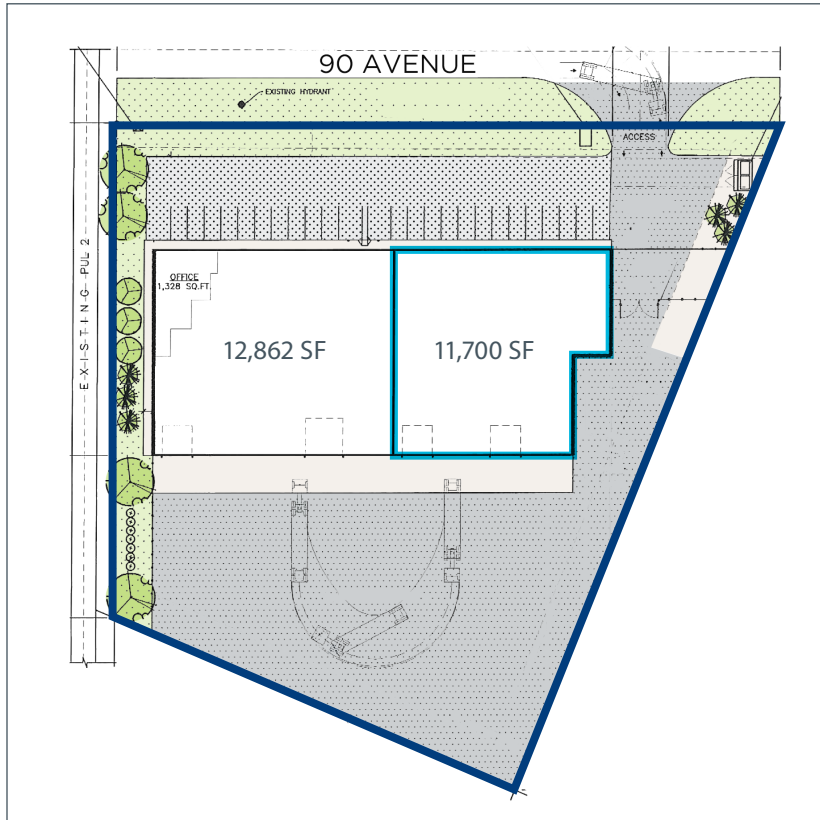
- 25,890 sf on 2.10 acres
- Exciting new development in Laurin Industrial Park with showcase curb appeal
- Heavy duty asphalt yard
- Zoned Medium Industrial (IM)
- Excellent access to 17 Street, Sherwood Park Fwy and Anthony Henday Drive
- Oversized grade loading doors
- Crane ready and heavy power

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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:

Option A: 24,562 sf + 1,328 sf office on 2.10 acres Sale Price: \$6,200,000	Option B: 11,700 sf (Vendor will condo) Sale Price: \$2,900,000
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Additional Details:

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

Location Map

