

FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

609B McCool Street, Crossfield, AB
10,800 sq. ft. Industrial Building



Drive-Thru Yard
Access



Ample Yard
Size



Prime Outer-City
Location

BRAD STONE

VICE PRESIDENT, PRINCIPAL
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ELIAS TSOUGRIANIS

INDUSTRIAL SALES & LEASING ASSOCIATE
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JON C. MOOK, SIOR

PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
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PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 1,350 sq. ft.
Shop:	+/- 9,450 sq. ft.
Total:	+/- 10,800 sq. ft.

YARD SIZE:

1.0 acre

NET LEASE PRICE:

\$14.50 per sq. ft. per annum

OPERATING COSTS:

\$2.50 per sq. ft. per annum

UTILITIES:

Shared 50/50

AVAILABLE:

September 2026

DISTRICT:

Crossfield

ZONING:

I-2 (Medium Industrial District)

CEILING HEIGHT:

20' to 23' 5" clear

ELECTRICAL:

100 Amp, 120/208 Volt, 3 phase
(can be upgraded)

HEATING:

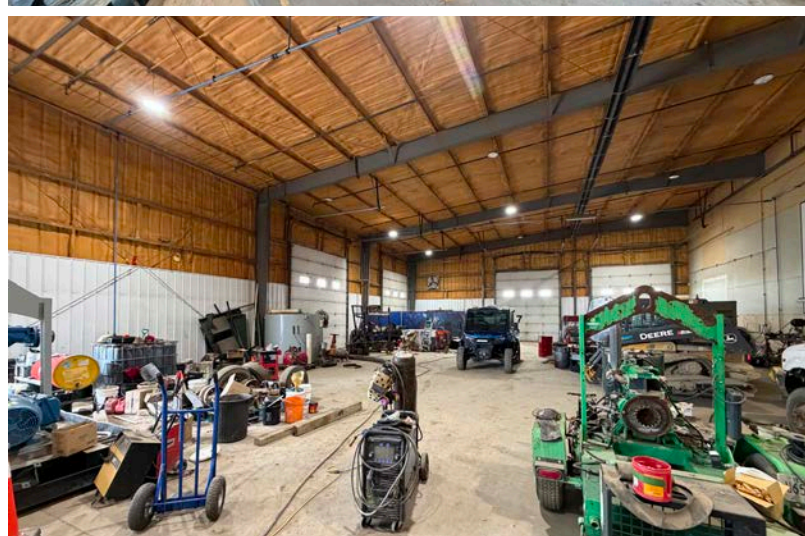
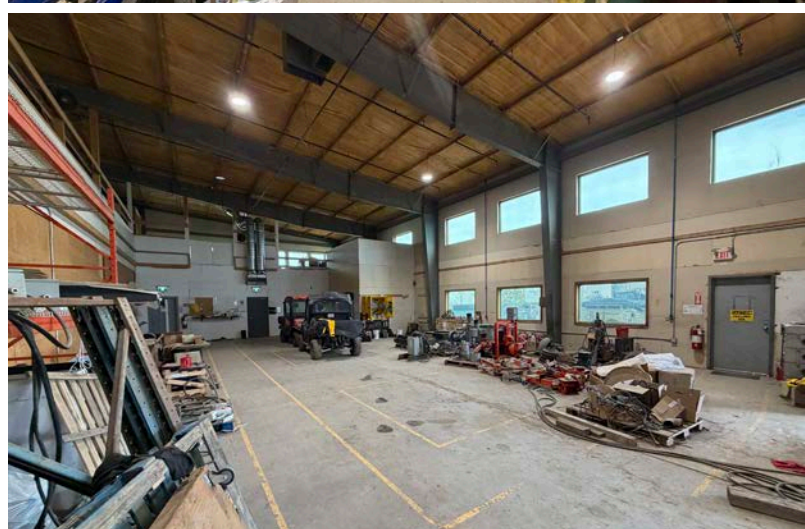
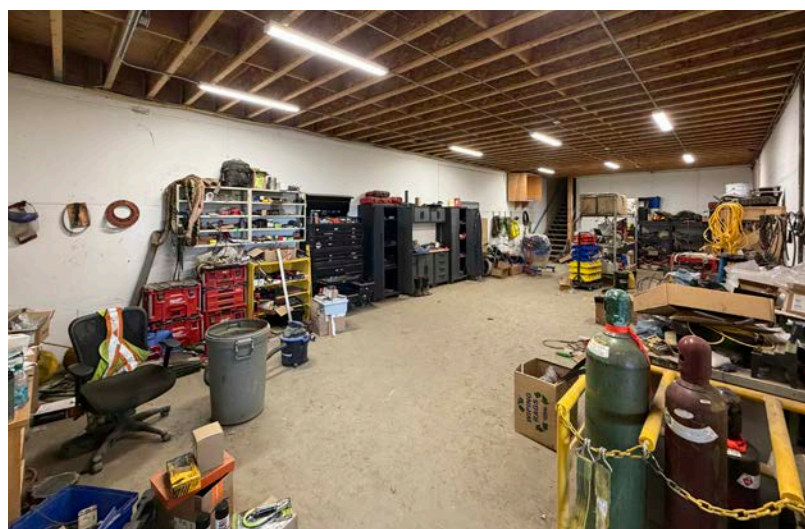
Radiant Tube Heaters

LOADING:

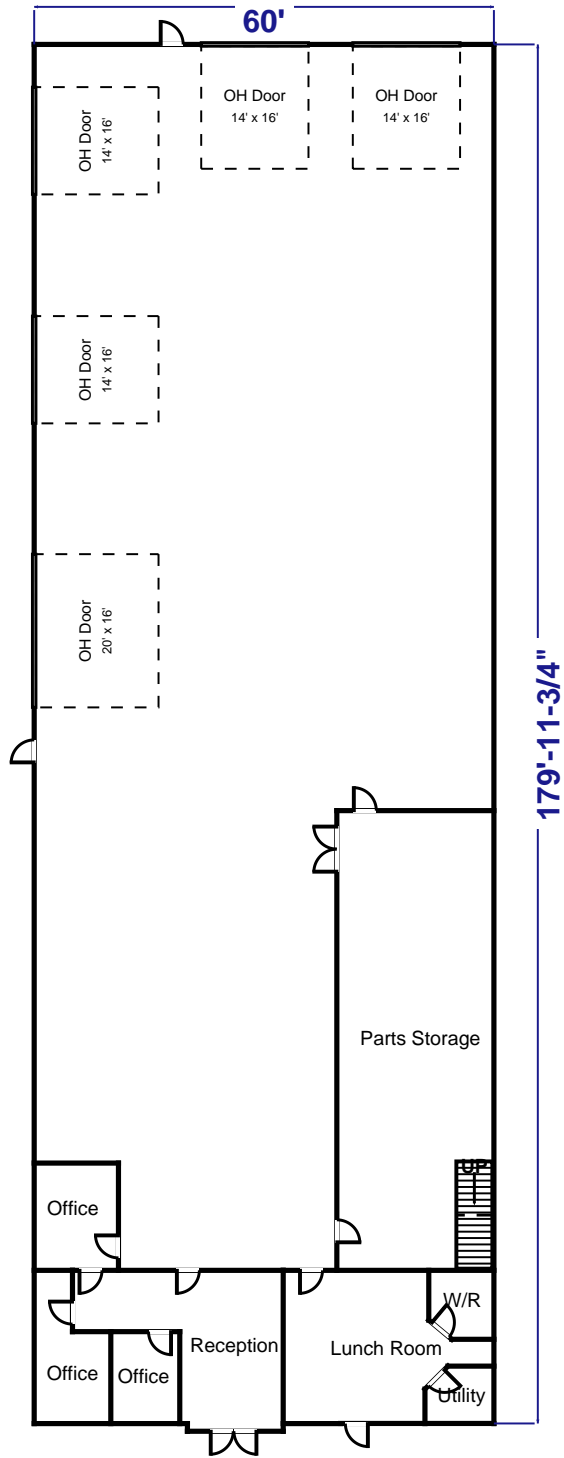
1 - 20' W x 16' H drive-in door
4 - 14' W x 16' H drive-in doors

COMMENTS:

- » Drive-Thru yard access
- » Shared air compressor
- » Fully sprinklered
- » Ample on-site and yard parking
- » Cost effective outer city location
- » Quick access to Queen Elizabeth II Highways



FLOOR PLAN



LOCATION



CONTACT US

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