

FOR LEASE



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



**Drive-Thru Yard
Access**



**Ample Yard
Size**



**Prime Outer-City
Location**

BRAD STONE
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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:

Wrangler Business Park

ZONING:

I-2 (Medium Industrial District)

CEILING HEIGHT:

20' to 23' 5" clear

ELECTRICAL:

220/100 amp single phase
(can be configured for more)

HEATING:

Infrared heating + radiant overhead throughout

LOADING:

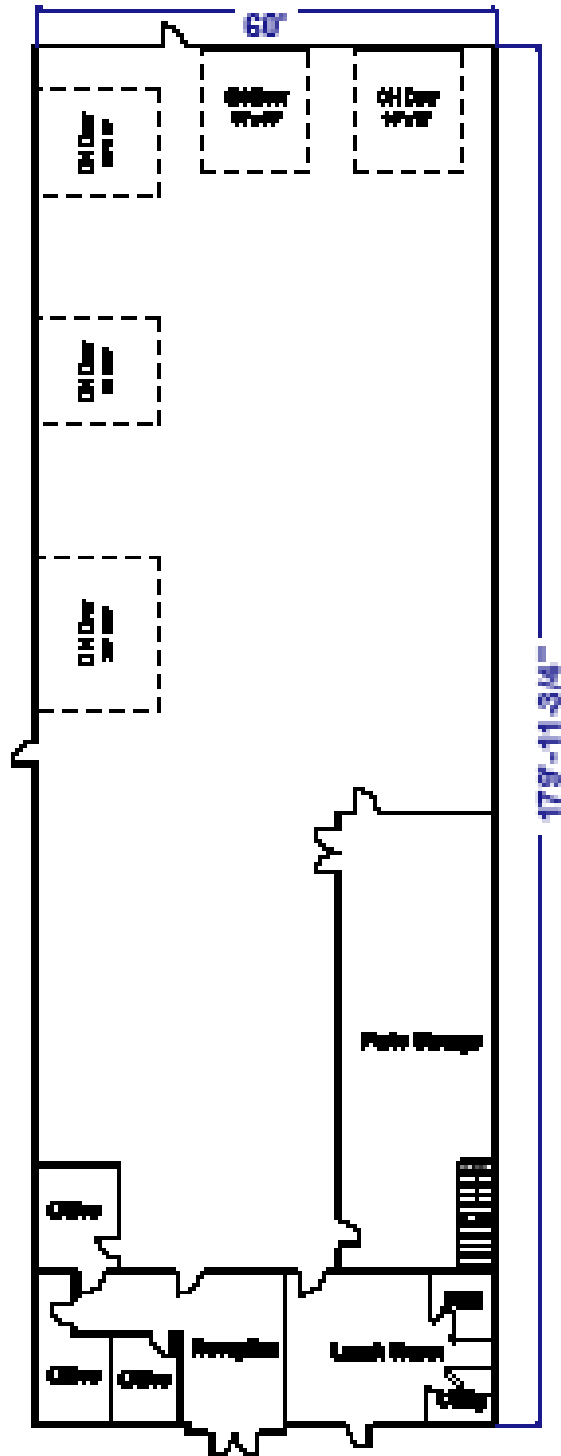
1 - 20' x 16' drive-in door
4 - 16' x 14' drive-in doors

COMMENTS:

- » Drive-Thru yard access
- » Shared 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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