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

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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:
Approx. 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:
Immediately

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

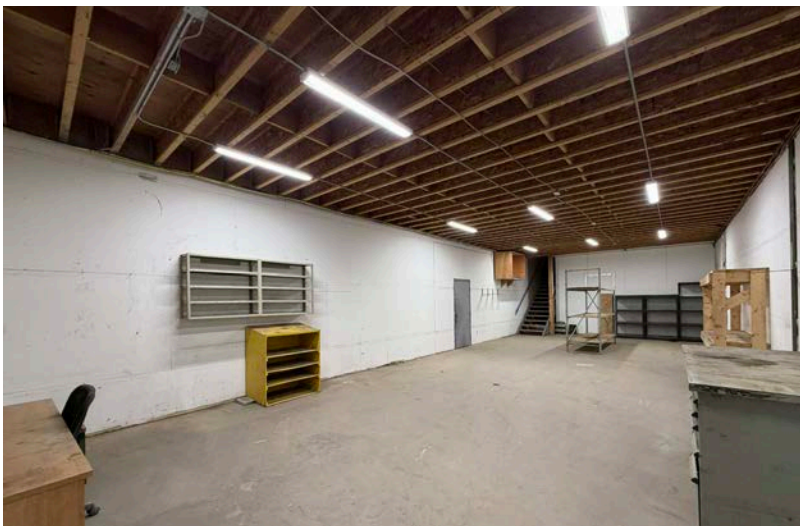
COMMENTS:

- 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

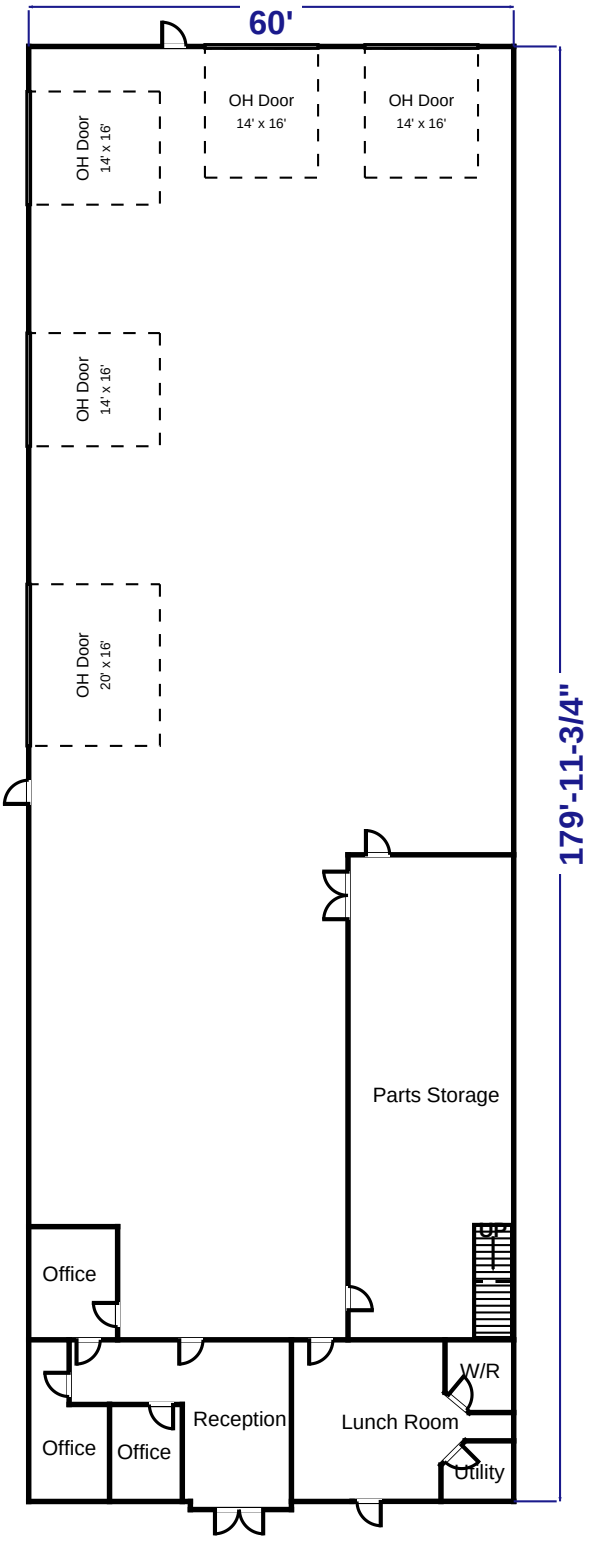




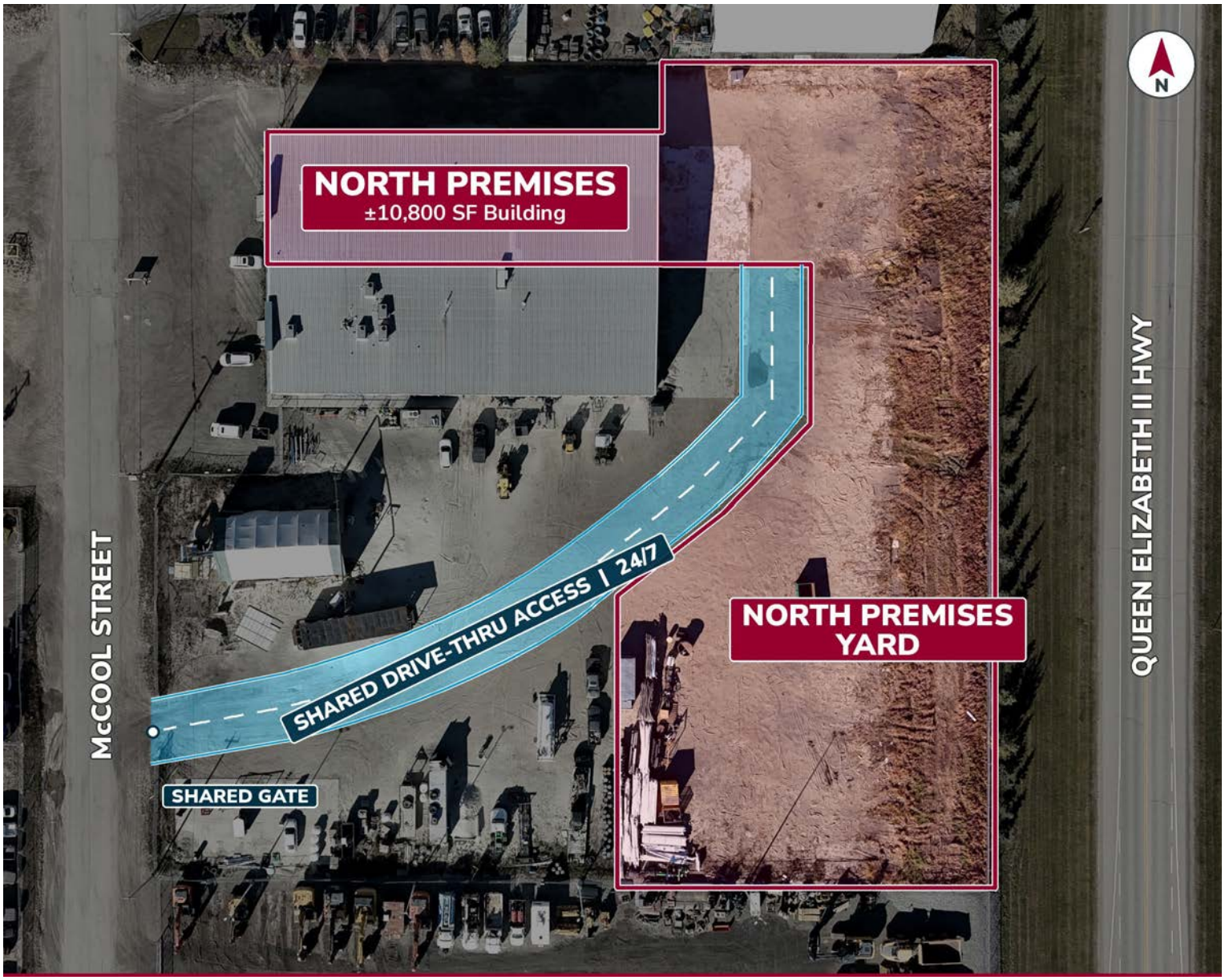




FLOOR PLAN


60'
179'-11-3/4"
OH Door
14' x 16'
OH Door
14' x 16'
OH Door
14' x 16'
OH Door
14' x 16'
OH Door
20' x 16'
Parts Storage
Office
Office
Office
Reception
Lunch Room
W/R
Utility

SITE PLAN


NORTH PREMISES
±10,800 SF Building
SHARED DRIVE-THRU ACCESS | 24/7
NORTH PREMISES YARD
SHARED GATE
McCOOL STREET
QUEEN ELIZABETH II HWY
N

LOCATION



CONTACT US

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