

FOR LEASE

NAI Commercial

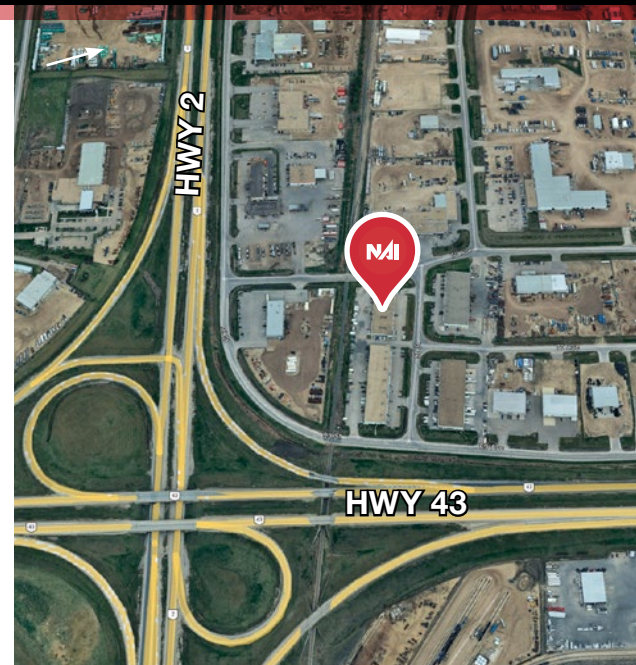
CROSSROADS BUSINESS PARK - BUILDING 1



7002 - 98 STREET | CLAIRMONT, AB | OFFICE/WAREHOUSE BAY

PROPERTY DESCRIPTION

- 3,015 sq.ft.± industrial bay available for lease
- Functional layout featuring a reception area, one (1) office, one (1) washroom, one (1) storage room, and a 29' x 84' warehouse area
- One (1) 12' x 16' overhead grade-loading door
- Available for immediate occupancy
- Prime Four Mile Corner location with direct access to Highway 43 and Highway 2, connecting businesses to major regional transportation routes
- Additional industrial bays available for lease in neighboring buildings



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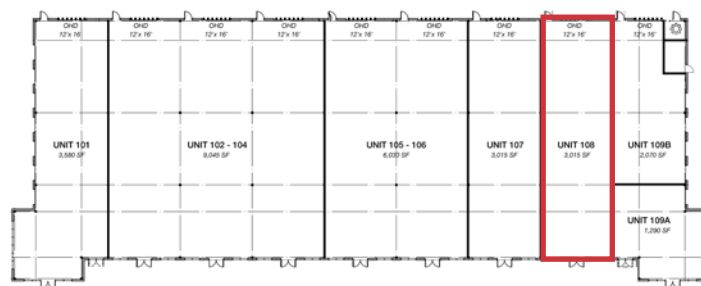
780 436 7410



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0424450 Block 4 Lot 1
AREA AVAILABLE	Unit 108: 3,015 sq.ft.±
AVAILABLE	Immediately
ZONING	RM-2 (Rural Medium Industrial & Highway Industrial)
YEAR BUILT	2004
CEILING HEIGHT	18' clear
POWER	200 amp, 3 phase per bay.
LIGHTING	LED
LOADING	16'x12' OH grade loading
PARKING	On-site
LEASE RATE	\$14.50/sq.ft./annum
OPERATING COSTS	\$6.42/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees

BUILDING 1
7002 - 98 STREET

UNIT 108

