



6,648 sf

Shop + Office + Storage

~2 ac

Shared Secure Yard

DRIVE-THRU SERVICE SHOP & SHARED YARD IN STRATHMORE FOR LEASE

48F Slater Road
Strathmore, AB



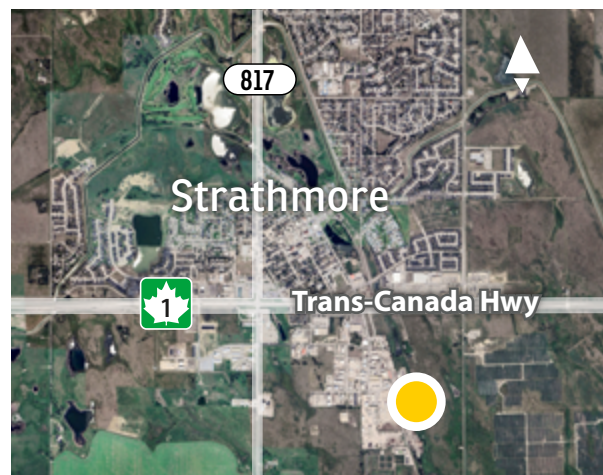
6 (15' x 16")
drive-ins



200A,
power



Secure
fenced yard
(shared)



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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PROPERTY FEATURES



2-acre shared, fully fenced and secure compacted gravel yard



Six (15'w x 16'h) drive-in doors configured as three drive-thrus



20' ceilings (TBV)



Trench drains





PROPERTY INFORMATION

ADDRESS:

48F Slater Road, Strathmore, AB

DISTRICT:

Spruce Park Light Industrial Park

ZONING: M1 – Light Industrial

AVAILABLE FOR LEASE:

~4,800 sq. ft. – warehouse

~1,848 sq. ft. – office+storage

TOTAL: 6,648 sq. ft.

YARD: 2 ac – shared.

Fenced, secure, compacted gravel

CEILING HEIGHT (CLEAR): 20' (TBV)

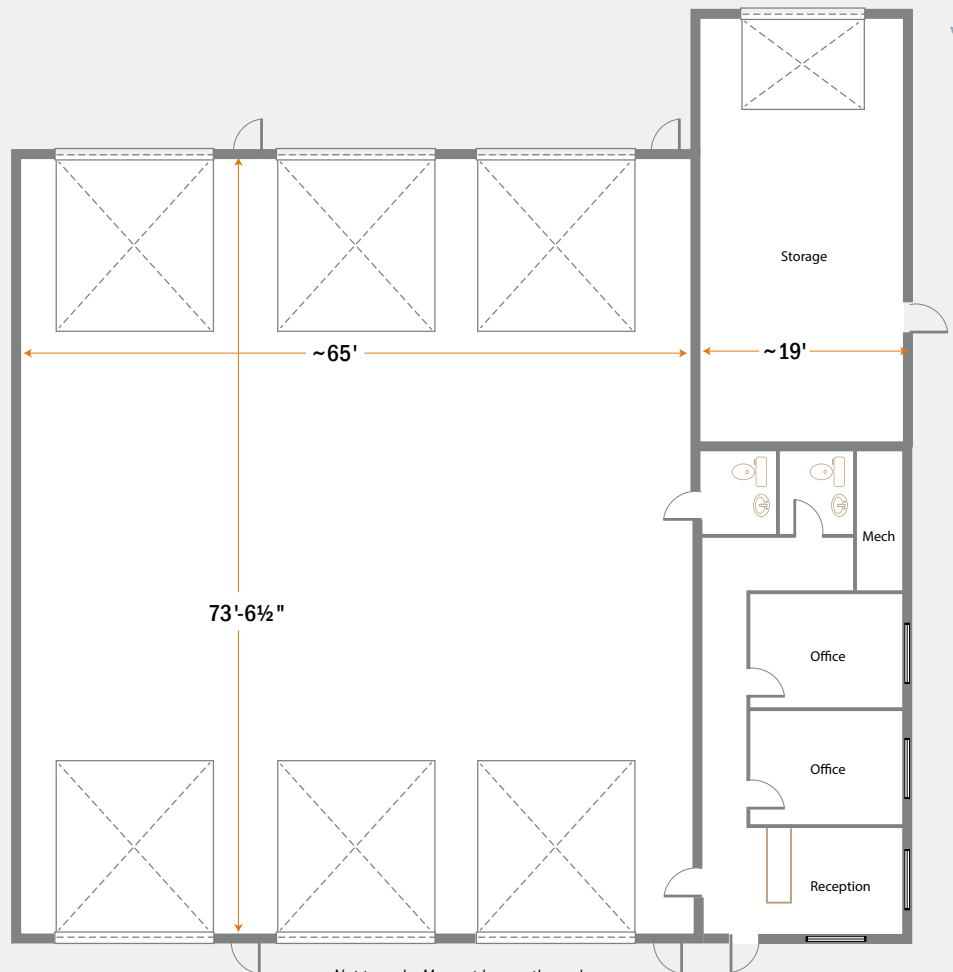
LOADING:

- 6 (15'w x 16'h) drive-in doors (three drive-thrus)
- 1 (10'w x 8'h) courier-height loading dock in the storage.

POWER: 200A (TBV)

HEATING: Radiant tube heaters

PARKING: Surface, random



Not to scale. May not be exactly as shown.

LEASE INFORMATION

AVAILABILITY: December 1, 2026

OP. COSTS AND TAXES:

\$4.50 per sq. ft. (est.)

LEASE RATE:

\$12.00 per sq. ft. (year 1), escalating thereafter throughout the lease term





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