

**5,000 SF INDUSTRIAL WAREHOUSE
WITH 2 BAYS**



**4807 40 AVENUE, UNIT 1
LLOYDMINSTER, SK**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR LEASE

\$14/SF NNN, Annually

Property Features

- Available Immediately!
- 5,000 SF warehouse with 2 bays including a 100' drive through!
- Excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of Highway 16.
- Highway 17 (50th Avenue) can also be easily accessed.
- 100' drive through bay with a trench drain and 16' x 16' overhead doors.
- 2nd bay has approximately 70' depth with a sump and 16' x 16' overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups.
- Main floor office (19'4 x 11'), 3 PC bath with shower.
- 18' ceilings at center, floor heat, 3-phase power (120/240)
- Fenced compound (Approx. 150' x 60') plus the possibility of additional yard space.
- The rest of the building is occupied by 3-Guys Truck Wash.

PROPERTY OVERVIEW

Property Overview

Legal Description: Lot 3, Block/Par5, Plan 101874270 Ext.0

Zoned: I1, Light Industrial; Warehouse

Year Built: 2006

Building SF: 5,000

Structure: Metal Frame

Power: 3-Phase, 120/240

Heating: Hot Water

Central Air: Yes

Occupancy Costs: \$7.43/SF

Occupancy Costs Inc.: Heat, Insurance, Power, Property Tax, Site Maintenance, Water/Sewer

Overhead Doors: (3) 16' x 16'

MLS #: A2319629



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS

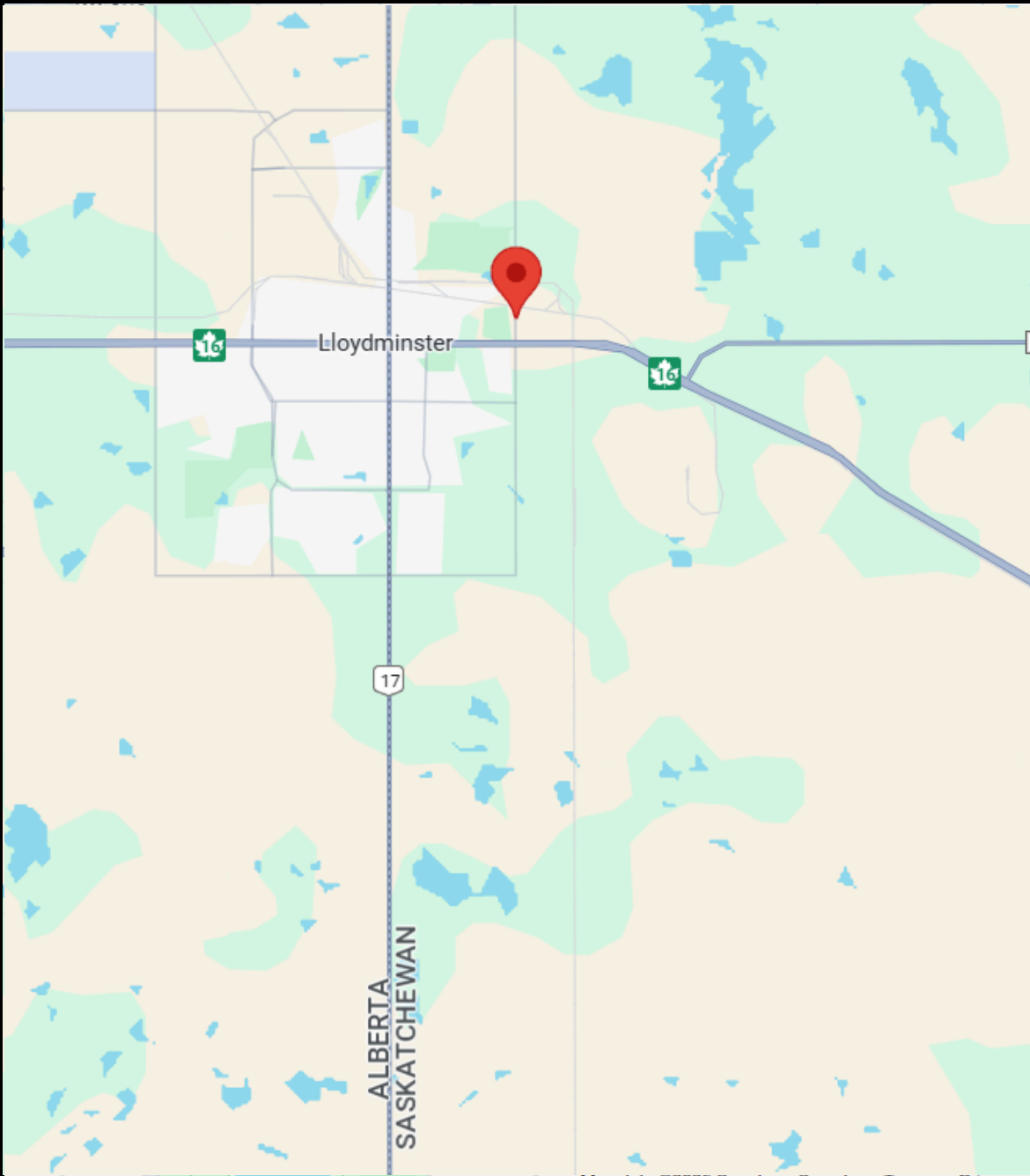




PROPERTY PHOTOS



LOCATION MAP



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