

LOW SITE COVERAGE SHOP W/ CRANES

HIGH CEILING HEIGHTS AND OVERSIZED LOADING



FOR LEASE 21,930 SF ON 7.5 ACRES

MCCOLMAN BUILDING

8600 1 STREET, STRATHCONA COUNTY

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Property Highlights

- Rare opportunity to lease freestanding industrial shop with low site coverage, cranes and excellent underhook height.
- Located in Strathcona County offering a competitive tax basis and lower operating costs.
- High exposure to Anthony Henday Drive.
- Excellent location with great access to Sherwood Park Freeway, Baseline Road, Anthony Henday Drive and Whitemud Drive.
- Nicely appointed office space over two floors.
- Site is heavily compacted. Landlord to remove all equipment and further grade area prior to occupancy.
- Warehouse has ample natural light with large windows throughout.
- Hotsy and air compressor to stay.

Municipal Address: 8600 1 Street, Strathcona County

Legal Description: Parcel B, Filed Plan 5769HW

Zoning: IM-Medium Industrial

Building Size: 21,930 SF

Site Size: 7.5 Acres (additional area available)

Services: Rural Standard

Availability: 90 Days

Lease Rate: \$24.00 / SF (on 7.5 Acres)

Operating Costs: Self-Managed

Year Built: 2000



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Property Details

Main Shop:

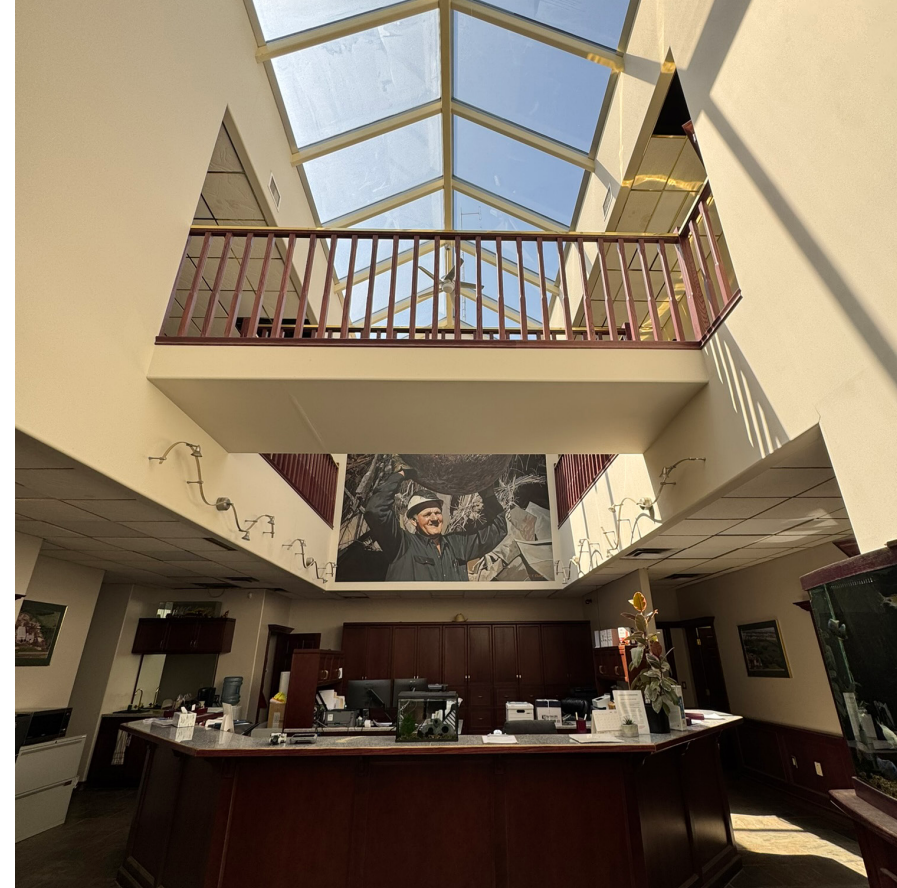
Size	±12,600 SF
Ceiling Height	30'
Underhook Height	26' underhook
Power:	400 Amp, 600 Volt (TBC by Tenant)
Lighting	LED
Heating:	In-Floor Heating
Shop Dimensions:	63' x 200'
Loading:	(2) 18' x 18' Grade, (2) 16' x 16' Grade
Cranes:	(4) 3-Ton Bridge, (1) 5-Ton Bridge

Office (Two Levels):

- High End Improvements
- Washrooms on two levels
- 6 Offices (One Boardroom)
- Kitchen and Lunchroom
- ±5,490

Ancillary Shop:

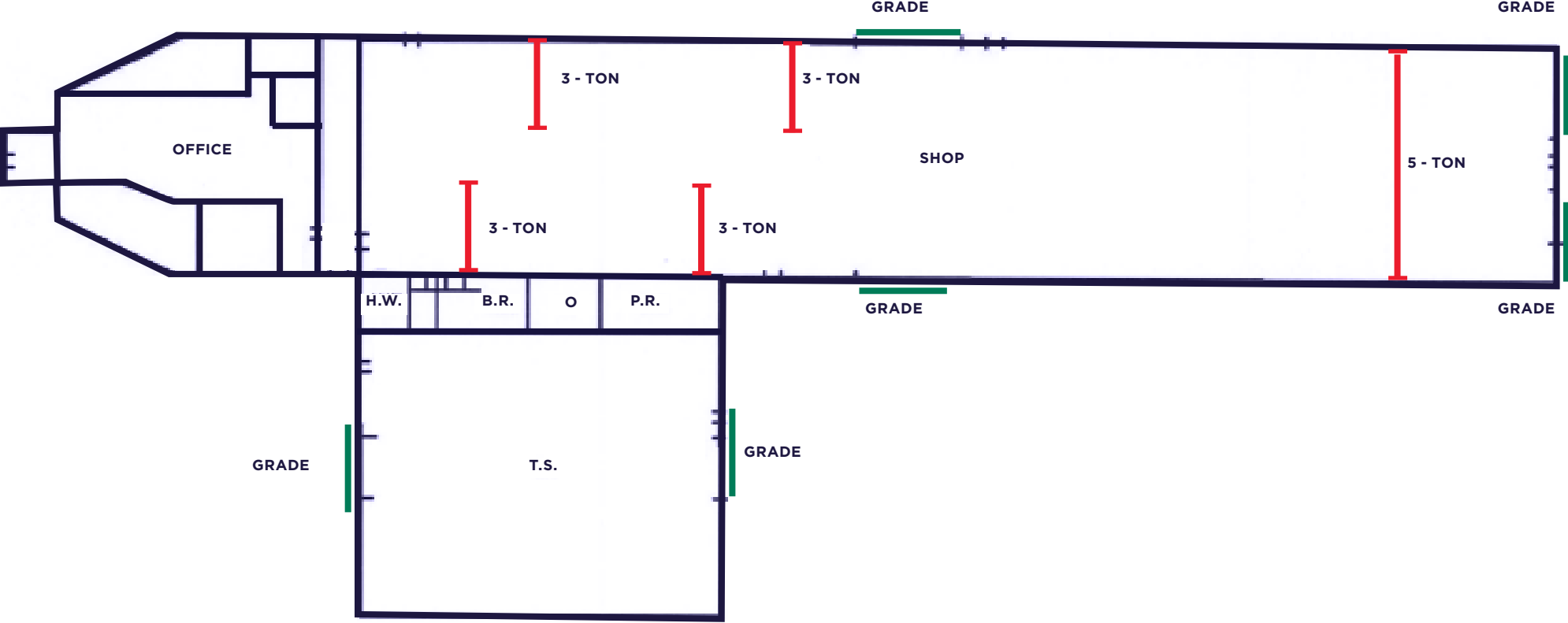
Size	±3,840 SF
Ceiling Height:	24' 30" (bottom of truss)
Shop Dimensions	60' x 64'
Loading	(2) 16' x 14 Grade (Drive Thru)



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FLOOR PLAN



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PROPOSED SITE AREA



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AERIAL



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Interior Photos





FOR MORE INFORMATION, CONTACT:

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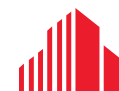
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