

FOR LEASE

7,000 SF
Industrial Building



6847 66TH STREET

Lloydminster, AB

Chris Parsons, REALTOR® 780.871.2294 |
chris@musgraveagencies.com

Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$11.95/SF, ANNUALLY

Property Features

- Built in 2014 14,000 SF building sits on +/- 2.12 Acres Located on the north
- side of Lloydminster in Hill Industrial Park Easy access to main truck routes
- including 67th ST and 62nd AVE Approx. 2,240 SF of office/reception which
- includes 7 offices, kitchen area,
- 2 washrooms
- 11,760 SF shop measures 84' deep by 140' across and has 18'5' ceiling
- clearance
- Shop includes 3-Phase 120/208 power, 2 sumps, (4) 20' wide x 16' tall
- electric
- overhead doors, metal clad walls and roof, radiant heaters and (2) 2-PC
- bathrooms
- Property is fully fenced and has paved parking in the front

Property Overview

- Legal Description: Lot 22, Block 2, Plan 1321551
- Year Built: 2014
- Zoning: I2, Medium Industrial
- Building Size: 7,000 SF
- Power: 3-Phase, 120/208
- Heating: Forced Air Natural Gas, Overhead Heaters
- Cooling: Air Conditioning
- MLS #: A2178188

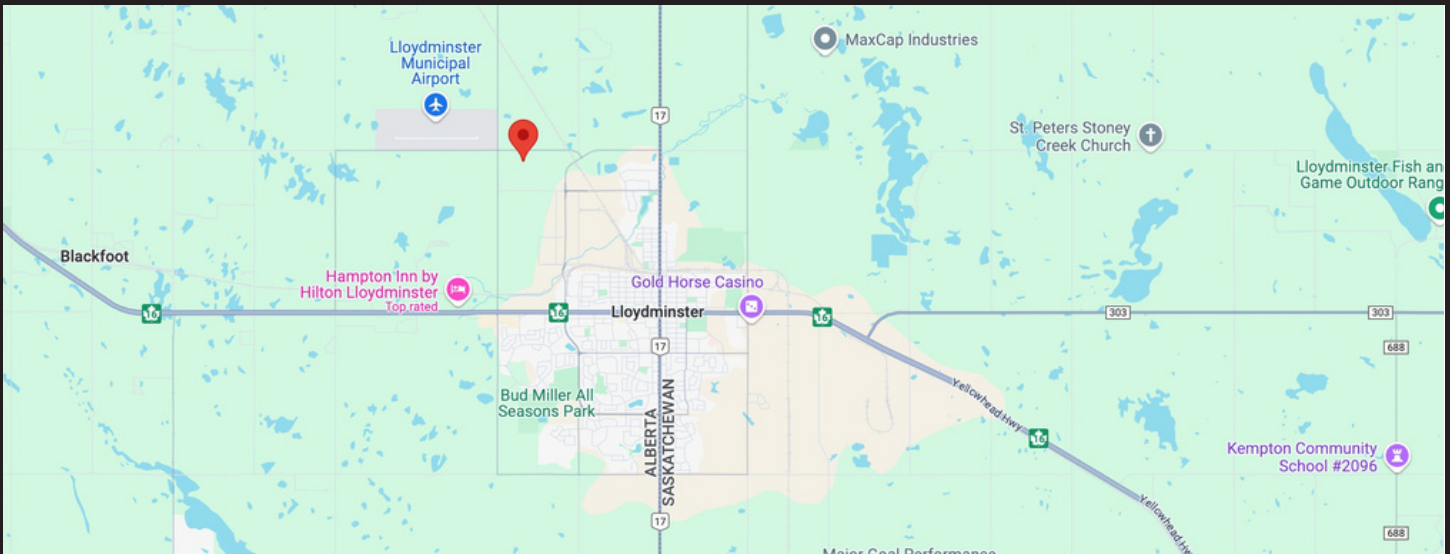
PROPERTY PHOTOS



PROPERTY PHOTO



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemark Real Estate Services Manager Limited. All rights reserved.