



27312-12 TWP RD 394 | Blackfalds, AB

"A" Class Industrial Facility For Lease

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Property Overview

Municipal Address	27312-12 TWP RD 394, Blackfalds
District	North Aspelund Industrial Park
Year Built	2012 & 2014 Expansion (Precast Concrete)
Site Size	±5.69 Acres
Main Office	±3,180 SF
2nd Floor Office	±3,000 SF
Warehouse	±20,480 SF
Total Area	±26,660 SF
Zoning	Business Industrial District (I-BI)
Ceiling Height	16' - 18' Clear
HVAC	Office: AC, forced air, in-floor heat Warehouse: Radiant tube
Power	600 AMP, 3 Phase (TBV)
Cranes	(1) 7-Ton
Make-Up Air	2x MUA units (CFM TBV)
Loading	(13) 14' x 14' Drive-In (3) 16' x 16' Drive-In
Lease Rate	\$13.00
Operating Costs	\$1.86 (est. 2024)
Available	Negotiable

Features

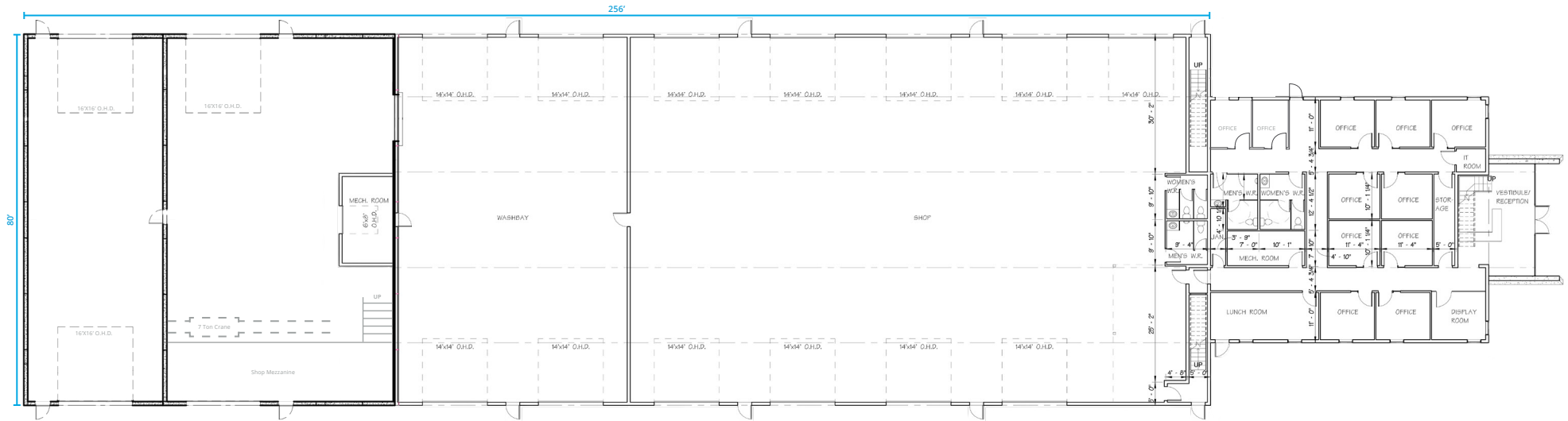
- Compacted, gravelled, secured yard area
- ±50 staff/customer parking stalls
- Full municipal services
- 650 psi Devair compressor with airlines throughout
- (2) Whitco gas fired pressure washers with dedicated wash bay
- Dedicated shop parts room, lunchroom, locker room & bathrooms
- Power overhead doors with SW facing Sunshine doors

±26,660

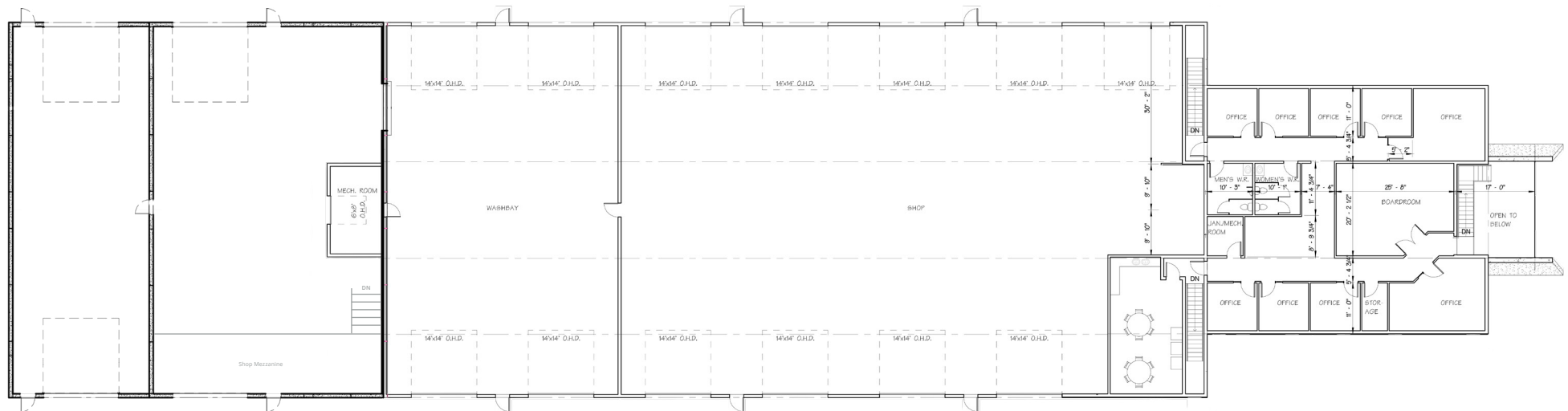
square feet available
on ±5.69 Acres

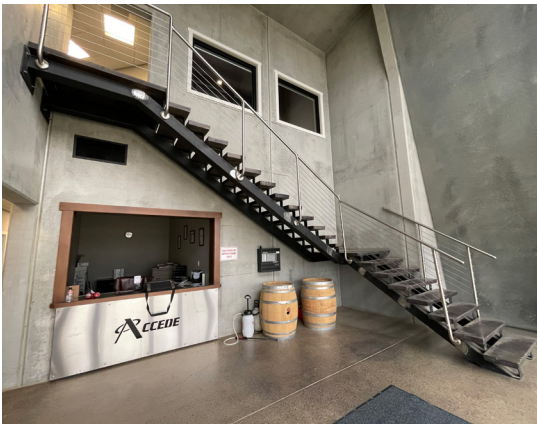
Floor Plans

Main Floor



Second Floor







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