



FOR LEASE/SALE

9602 - 118 Street

Grande Prairie, Alberta



Property Highlights

13,380 SF Industrial Facility on 1.53 Acre site with easy access to HWY. 43.

Pre-engineered construction with metal cladding and decorative stone/glazing. 2 clear span bays. 6" floor slab with trench floor drains and 2 compartment sumps. Concrete apron. Generous employee/customer parking. Graveled, secure, fenced yard with rolling gate.



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1801 - 8 Street

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The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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Property Information

Municipal:	9602 118 Street Grande Prairie, AB
Legal:	PLAN 1523374, Block 7, Lot 3
Zoning:	IG - General Industrial
Land Size:	±1.53 acres
Sale Price:	Market

Space Breakdown

Main Floor office:	±3,180 sq. ft.
Warehouse:	±7,020 sq. ft.
2nd Floor Office:	±3,180 sq. ft.
Total:	±13,380 sq. ft.

Building Description

Year Built:	2017
Loading:	4 Grade (16' H x 14' W)
Power:	Two (2) separate: 225 amp, 120/208 volt, 3 phase, 4 wire
Lighting:	LED fixtures
Ceiling Height:	24'
Heating:	Forced air & A/C in office Radiant Heat in warehouse Make up air
Sprinklered:	Yes



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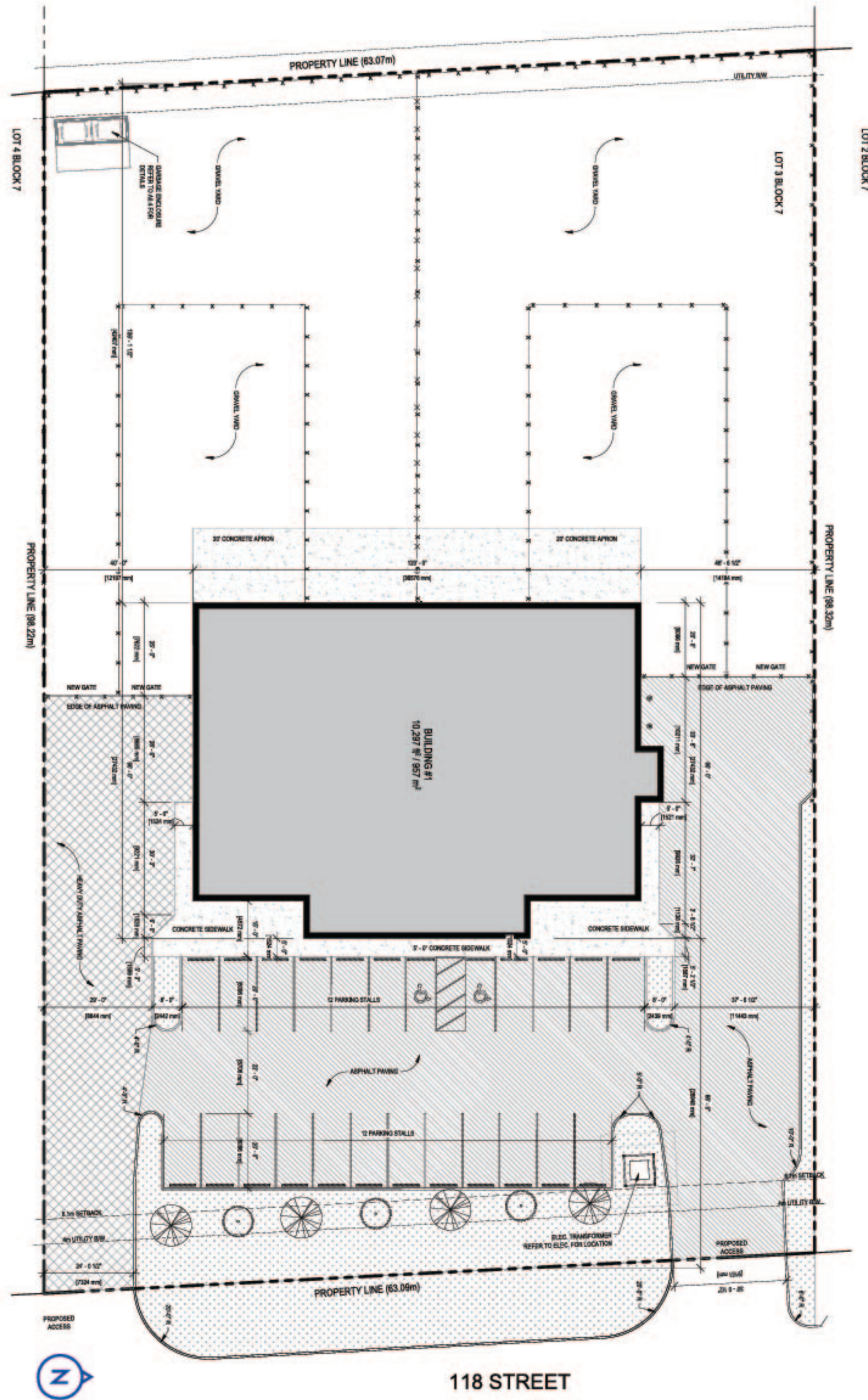
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