



Industrial

10222 – 79 Avenue
Clairmont, Alberta
Lease Opportunity



LEASE INFORMATION

Base Rent	Market
Operating Costs	Paid directly by tenant
Availability	Immediately
Term	Minimum five (5) years

SITE FEATURES

The site is improved with a front paved parking area, minor perimeter landscaping, and a large graveled/fenced yard. Services include power, gas, telephone, water and sewer.

SITE DETAILS

Address

10222 79 Avenue
Clairmont, Alberta

Legal

Plan 0526247
Block 2, Lot 2

Type

Industrial

Year Built

2005

Zoning

RM-2 – Rural Medium
Industrial District

Area

36,953 SF

Site

7.63 Acres

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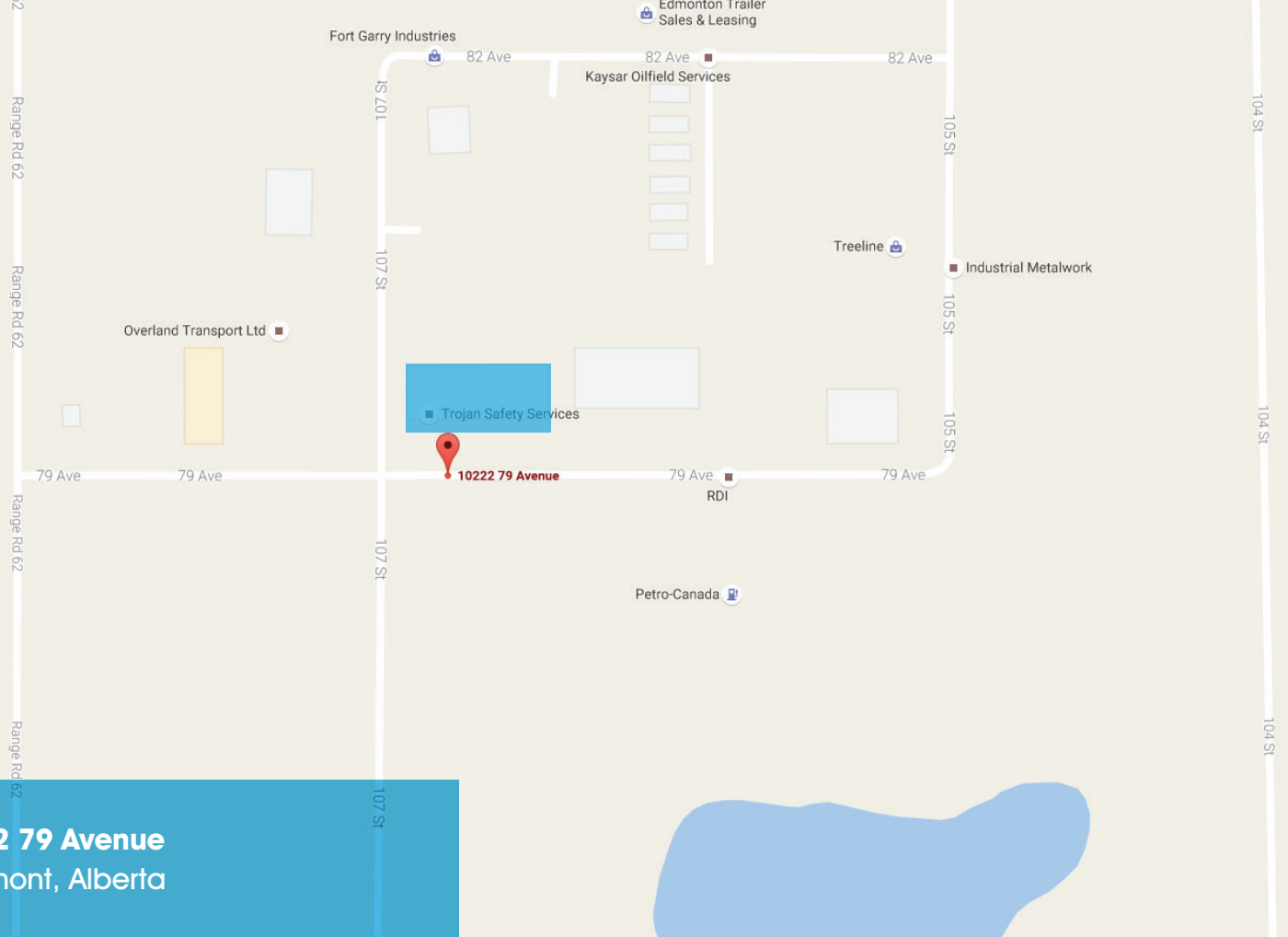
The shop has a total of twenty 18' tall grade level overhead doors (10 drive-thru bays)

Ceiling Height

The exterior height is estimated at 28 feet to the eaves

Construction

Metal frame construction on a concrete slab



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SITE TOUR INFORMATION Site tours by appointment only

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