



Available For Lease

INDUSTRIAL OFFICE SHOP, SHOWROOM & WARHOUSE

85 Turbo Drive

Sherwood Park, Alberta



COMING SEPTEMBER 2018

Site Tour Information

Site tours by appointment only

Matt Woolsey

780.421.4000 ext 4
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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

YORKREALTY.CA

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Sherwood Park, Alberta

**Location & Access**

This brand new building will be located just a few minutes north of Sherwood Park with excellent access to Sherwood Drive, Highway 16 and the Anthony Henday. The site is zoned IM which will allow for a wide variety of uses including yard and/or manufacturing. Large compacted, graveled and fenced yard.

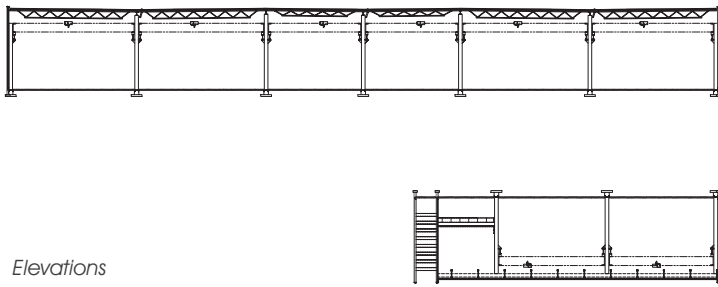
	DETAILS
Type	Industrial Office, Showroom, Warehouse
Zoning	(IM) Medium Industrial
Legal	Plan 0525334, Block 2, Lot 2
Available Area	20,000 SF
Site Area	5.41 Acres
Year Built	2018
Loading	Grade (potential for drive thru)
Additional	Crane ready, sumps, yard available, pre-cast concrete building

Lease Information

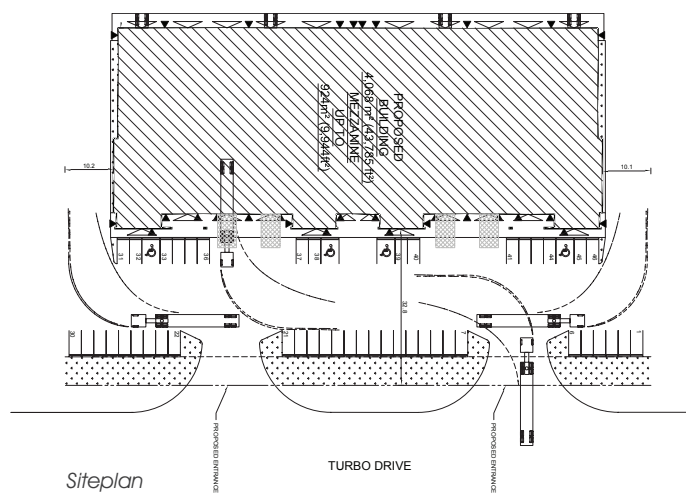
Base Rent	Market
Operating Cost	TBD
Availability	September, 2018
Terms	Minimum 5 Years

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Elevations



Siteplan

TURBO DRIVE

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