

Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

180 - Strathmoor Drive

Sherwood park, Alberta



PROPERTY HIGHLIGHTS

- 48,000 SF available on 7.64 acres of yard
- Additional yard area available of 3.63 acres
- Great access to Anthony Henday & Yellowhead
- Two storey office available

Site Tour Information Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

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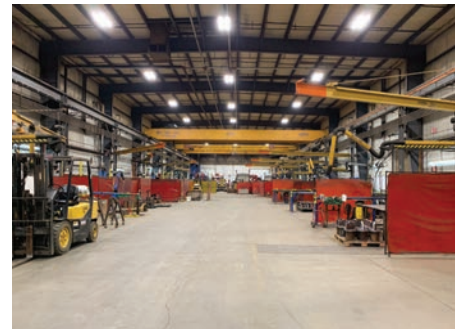
Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

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DETAILS	
Address	180 Strathmoor Drive, Sherwood Park, AB
Zoning	IM - Medium Industrial
Year Built	1991
Size	48,000
Yard	11.27 SF Fenced & gravel
Clear Height	24'-36'
Cranes	(2) 20-Ton Double Bridge, (1) 7.5-Ton Single Bridge, (2) 5-Ton Single Bridge, (20) Jib Cranes

DETAILS	
Exhaust System	Available
HVAC	Roof-top Office Units
Power	Heavy Power To Be Confirmed
Sprinklers	Yes
Loading Doors	3 Grade, 1 Expansive Crane Door

LEASE INFORMATION	
Base Rent	Market
Operating Cost	Self Managed
Available	March 1, 2022

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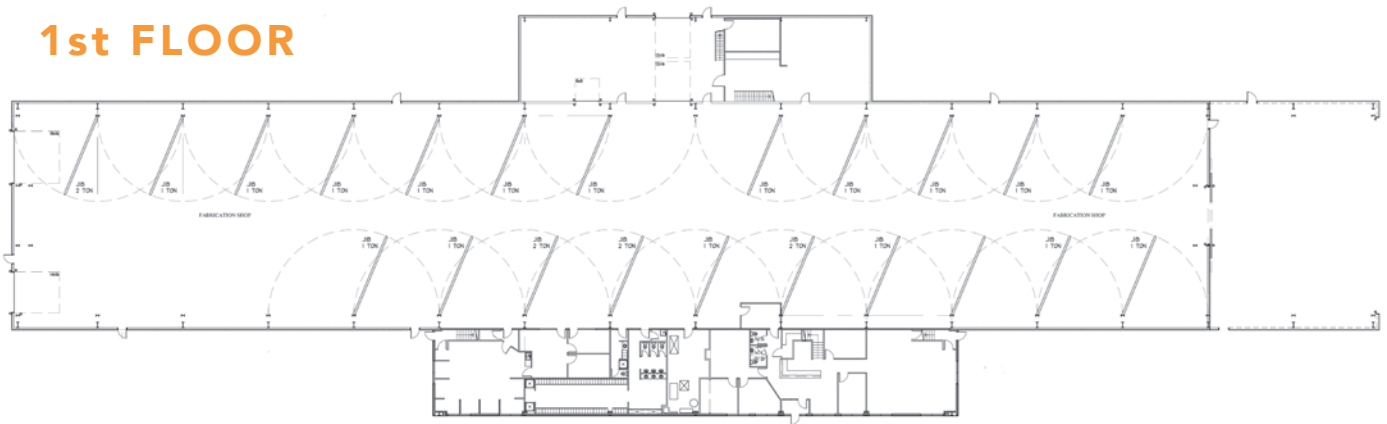
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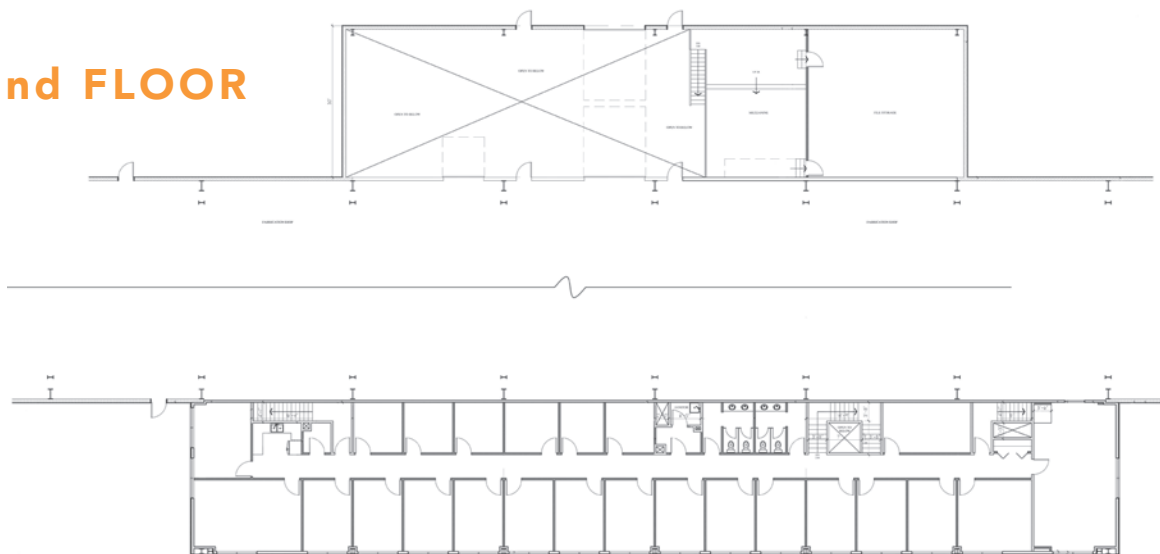
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FLOOR PLAN

1st FLOOR



2nd FLOOR



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