



PROPERTY HIGHLIGHTS

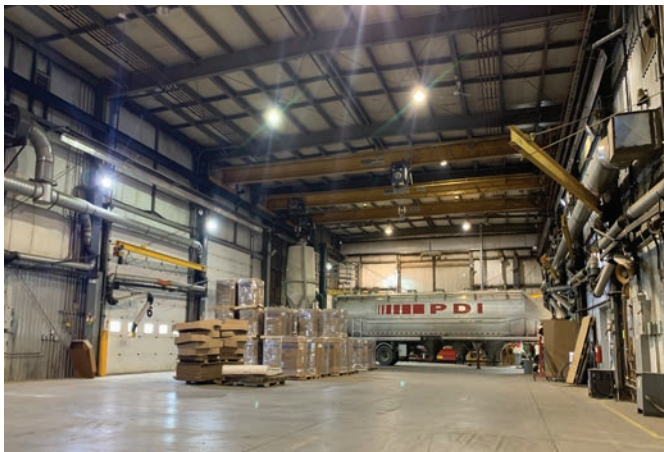
- 1.60 Acres of fenced yard
- 6 Grade loading doors, 1 dock loading door
- Make-up air units available
- Sumps available
- Locker room available
- 3 Bridge cranes and 8 Jib cranes

Site Tour Information Site tours by appointment only
780.421.4000 | leasing@yorkrealty.ca | [YORKREALTY.CA](https://www.yorkrealty.ca)

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

151 Strathmoor Drive

Sherwood Park, Alberta



DETAILS

Address	151 Strathmoor Drive
Total Vacant	17,882 SF
Yard	1.60 Acres Fenced
Zoning	IM - Industrial Medium
Construction	Metal Structure
Clear Height	30'
Heating	Radiant Tube Heaters
Lighting	Halaide
Loading	(6) Grade 16x18 Doors (1) Dock 8x8 Door
Cranes	(3) 7.5 Ton Bridge Cranes (8) 1 Ton Jib Cranes
Gas Lines	Available
Make-Up Air	(1) 13,000 CFM Unit (1) 9,000 CFM Unit
Power	800 Amps / 600 Volts
Sumps	Available
Locker Rooms	Available

LEASE INFORMATION

Base Rent	\$12.00 PSF
Operating Costs	\$2.09 PSF (Self Managed)
Available	30 Days Notice

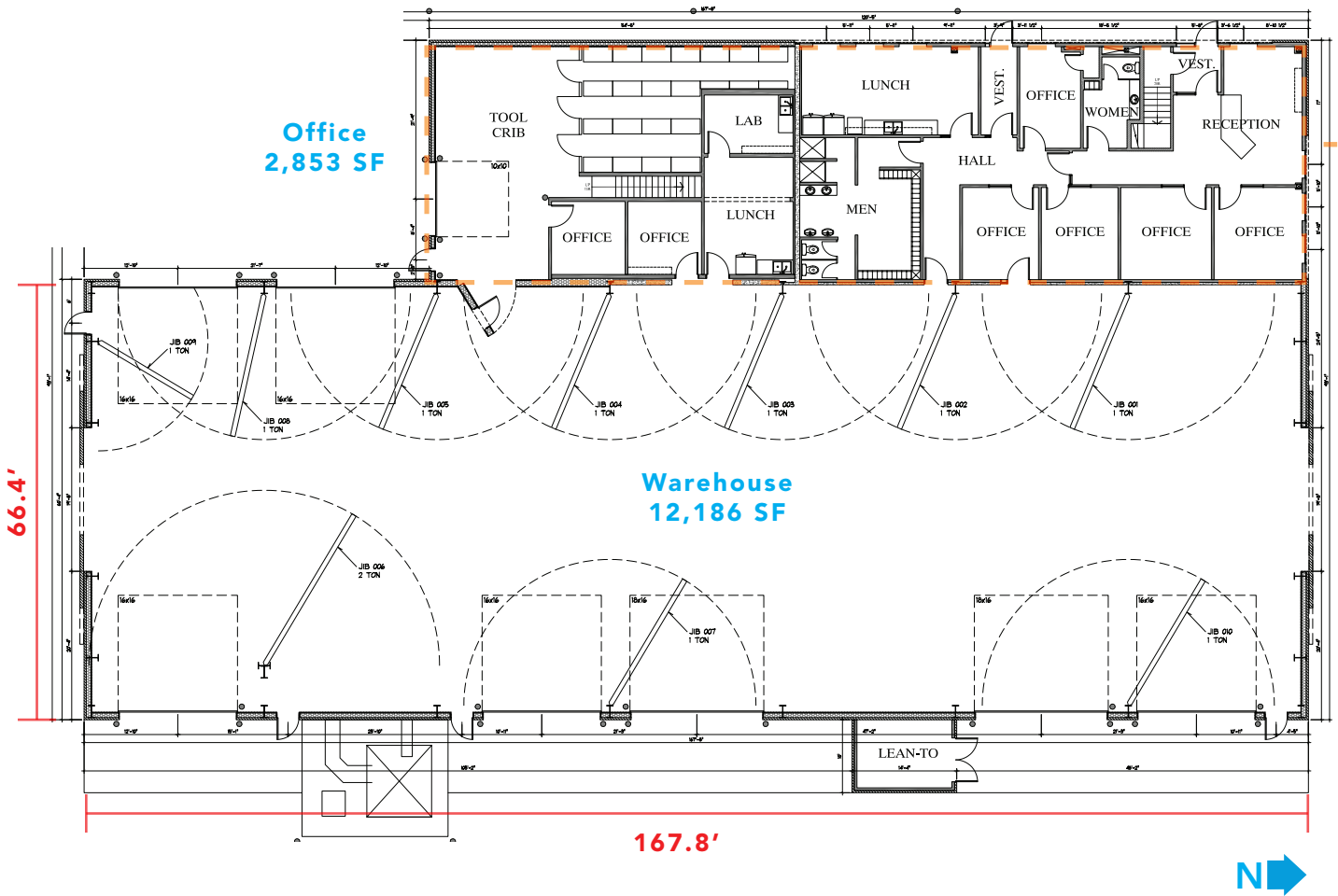
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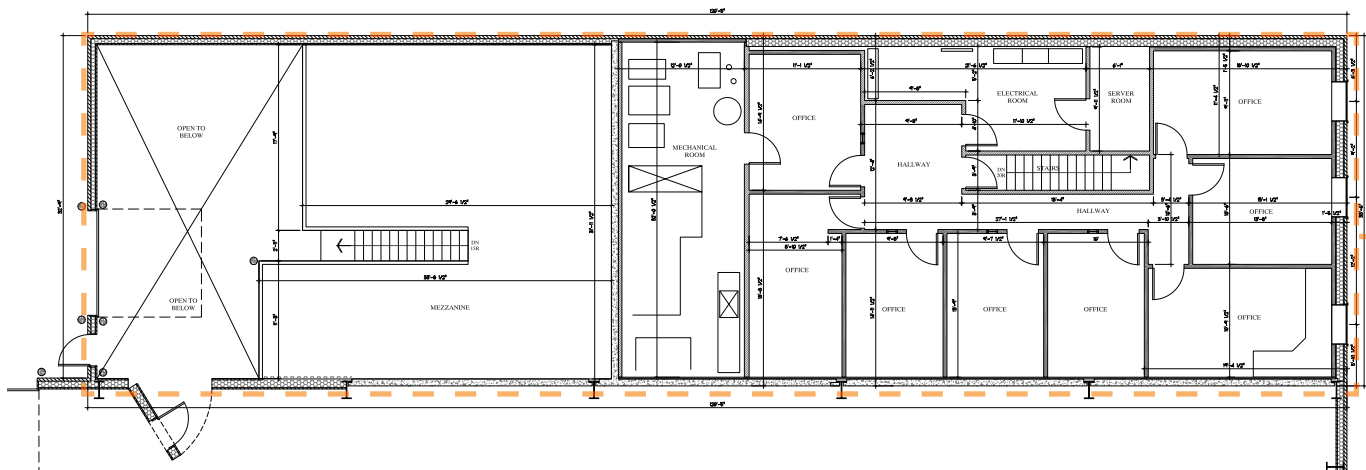
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1st FLOOR PLAN



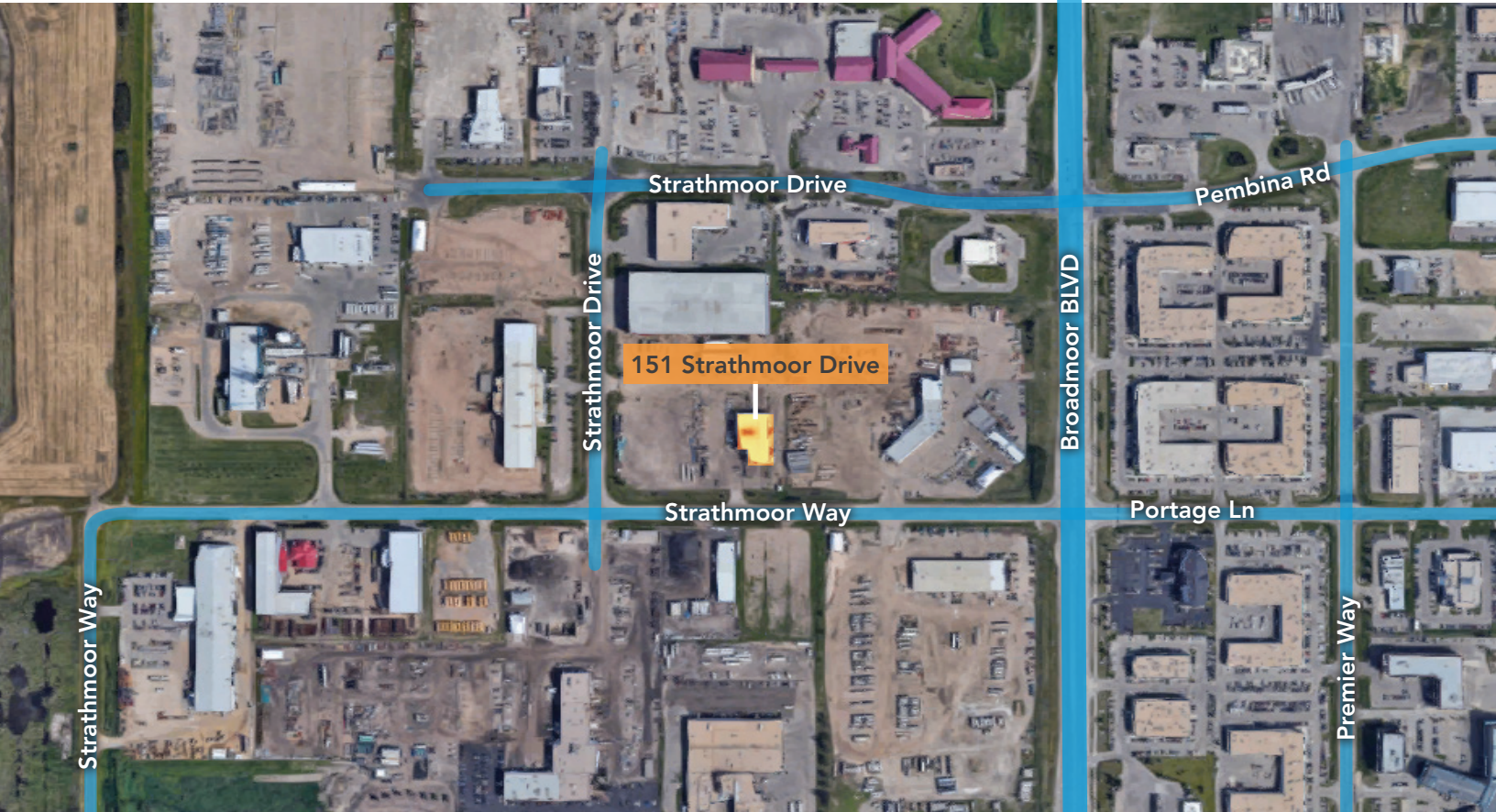
2nd FLOOR PLAN

Office
2,293 SF



151 Strathmoor Drive

Sherwood Park, Alberta



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