

**13036 Spruce Hill Road
Rural Vermilion River, County of, Alberta**

MLS # A2159083



\$5,900,000

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 48,760 sq.ft.
Zoning: IND IMP/SITE

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Fabrication shop with three 10-ton cranes and craneway sitting on 15 acres of land adjacent to Highway 16 and next to the City of Lloydminster. Includes over 36000 sq.ft. of shop space and over 12000 sq.ft. of office & shop support space. The main shop measures 256 ft. x 80 ft. (20480 sq.ft.) with a 41 foot ceiling. The end doors are 35 high x 32 wide, it also has 2-24x18 doors and 1-22x18 door. This building has over 10000 sq.ft. of office and staff support space attached to it, which includes multiple offices, boardrooms, bathrooms, large lunch/kitchen room and locker room. The shop has radiant heat and the offices have a roof mounted HVAC. The second shop is 80 ft. x 80 ft. with floor heat and a 41 foot ceiling height. The end doors are 35 high x 32 wide. This shop also has a 16x18 door and a smaller vehicle door for deliveries. These two shops were manufactured in 2008. They are built inline with each other and between the two buildings is a 80 ft x 80 ft work area. The 456 foot craneway runs through both buildings and extends outside of the south building. The larger shop has additional cranes inside and outside the building. There is also another shop, it measures 75 x 100, and has 3 14x14 doors and a 14x18 door, plus 20x60 office space. One more building measuring 30 x 58 sitting on skids and can be used as shop space or cold storage. The yard is compacted gravel and includes staff parking with electric plug-ins and yard lighting. This fully fenced property has easy access just off of Highway 16. Information package available..