

**9026 108 Street
Grande Prairie, Alberta**

MLS # A2194039



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 22,751 sq.ft.

Zoning: IG

Heating: Central, Make-up Air, Exhaust Fan, Overhead Heater(s), Forced Air, Natural Gas

Floors: - **Based on Year:** -

Roof: - **Utilities:** -

Exterior: Concrete, Metal Siding **Parking:** -

Water: - **Lot Size:** -

Sewer: - **Lot Feat:** -

Inclusions: Air Compressor & Hotsy. Optional: Used oil storage tank.

Landlord willing to contribute to TI! Position your business for success in this 22,751 sqft industrial shop, strategically located on 108 Street / Highway 40 in Richmond Industrial Park—one of Grande Prairie's most sought-after industrial zones. Offering an exceptional high-visibility main road location, ample workspace, and top-tier functionality, this property is built to support high-performance operations. Designed to accommodate diverse industrial needs, this facility features: 5 spacious bays, each with independent power supplies (up to 600V), overhead & jib cranes, pressurized air lines, Hotsy, LED lighting throughout the office and bays for energy efficiency, security cameras & key fob access for added protection, & a fenced gravelled yard—ideal for storage, parking, or expansion with front & rear property access. Your team will appreciate the 6 designated offices, large reception area (with potential to expand offices into the shop), and a staff kitchenette/break room. Additional conveniences include: 4 restrooms plus a dedicated shop handwashing sink, Air-conditioned main office area for year-round comfort, & a currently ongoing office refresh, providing a modern, professional touch. Bay Features at a Glance: Bay 1: 3-ton overhead crane, 14x14' OHD, & option for sump installation. Bay 2 & 3: 6-ton overhead crane, 1-ton jib crane, 14x16' & 14x18' OHDs, sumps, Hotsy system (with potential to extend lines to other bays), and a tool crib & parts room conveniently located between bays 3 & 4. Bay 4: 5-ton overhead crane, three 1-ton jib cranes, 16x18' OHD, sump, & exterior used oil storage tank with interior transfer pump & containment bin in bay 4. Bay 5: 5-ton overhead crane, 14x14' OHD. A Rare Opportunity in a Prime Location, with high-traffic exposure, exceptional workspace versatility, and

ready-to-go infrastructure, this industrial shop is an outstanding investment for businesses seeking growth and efficiency. Contact a Commercial Realtor to schedule a showing!