

**82, 722040 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2212810



\$22 per sq.ft.

Division: Hawker Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 10,140 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.02 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

An incredible opportunity to lease approximately 10,140 SF of precast concrete shop space on a 5.02-acre graveled and fenced site, with shared yard access. This immaculate building offers 8,140 SF of shop space with 33' ceiling heights to the bottom of the truss, featuring five 16'W x 18'H overhead doors, a 110' clear span bay with two drive-through options, engineered air, and municipal water. The reinforced concrete slab is engineered and crane-ready. Included with the lease is 2,000 SF of office space laid out over two floors, thoughtfully designed with 6 offices, a lunchroom, and 3 washrooms—ideal for a single user or open the shop wall and lease both sides for a total of 20,240 SF. The site features a paved parking area, a fenced perimeter, yard lighting, compacted gravel, and multiple access points. For more information or to schedule a viewing, contact your local Commercial Realtor.