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82, 722040 RANGE ROAD 51 FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:



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
MLS ID:


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 **CORD SPERO**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 82, 722040 Range Road 51 , Rural Grande Prairie No. 1, County Of , Alberta T8X 0T1

Transaction Type For Lease	Days On Market 362	Lease Amount 22.00
Lease Frequency Annually	Zoning RM-2	Subdivision Hawker Industrial Park
Nearest Town Grande Prairie	Year Built 2018	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1524978
Building Area (Sq. Ft.) 10140.00	Building Area (Sq. M.) 942.03	Lot Size (Sq. Ft.) 218671
Lot Size (Acres) 5.02	Inclusions n/a	Restrictions None Known
Reports None		

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®.

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