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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

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| Transaction Type For Lease | Days On Market 70 | 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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