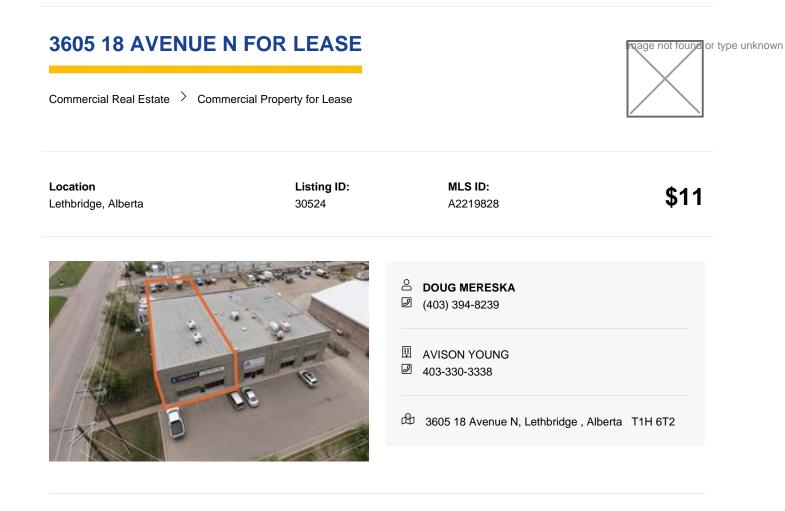


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Transaction TypeFor LeaseLease Amount11.00SubdivisionChurchill Industrial ParkStructure TypeIndustrialLegal Plan9812515Lot Size (Sq. Ft.)43560Access to PropertyPaved Road, Public

Reports Title Title Fee Simple

Lease Frequency Annually

Building Type See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 6066.00

Lot Size (Acres) 1.00

Inclusions None Days On Market

Zoning I-B

Year Built 2002

Property Sub Type Industrial

Building Area (Sq. M.) 563.55

Footprint (Sq. Ft.) 4100

Restrictions See Remarks

Industrial bay available for lease in the Churchill Industrial Park with an excellent corner profile off of connecting corridors 18th Avenue North and 36th Street north. This bay features ample secure yard space with powered stalls. The main floor of approximately 2,020 square feet includes five offices, a staff area and reception. The second floor includes a staff area, one office, and additional undeveloped storage totaling approximately 1,936 square feet. The 2,100 square foot shop features an additional storage mezzanine and 12'x16' overhead door.

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