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4604 62 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
30562


MLS ID:
A2220429

\$10.95



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 4604 62 Avenue , Lloydminster , Alberta T9V 2G2

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|---|--|---|
| Transaction Type For Lease | Days On Market 69 | Lease Amount 10.95 |
| Lease Frequency Annually | Zoning I2 | Subdivision Hill Industrial |
| Building Type Warehouse | Year Built 1976 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 9724328 |
| Office (Sq. Ft.) 10448.0000 | Building Area (Sq. Ft.) 32232.00 | Building Area (Sq. M.) 2994.43 |
| Construction Type Metal Frame | Electric Three Phase,600 Amp Service | Cooling Central Air |
| Heating Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas,Other,Radiant | Access to Property Direct Access | Inclusions Sump, Onsite Parking, Fenced Compound, Overhead Crane |
| Restrictions None Known | Reports None | |

Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100' wide by approximately 200' deep and includes 3 – 12'x16'(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'6 ceiling height at the centre and 19'8 at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.

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