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8002 105 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
30765

MLS ID:
A2224986

\$19



 **CORD SPERO**
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 RE/MAX Grande Prairie
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 8002 105 Street , Clairmont , Alberta T0H 0W0

Transaction Type For Lease	Days On Market 371	Lease Amount 19.00
Lease Frequency Annually	Zoning RM-2	Subdivision NONE
Year Built 2007	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0625379	Building Area (Sq. Ft.) 17640.00
Building Area (Sq. M.) 1638.80	Lot Size (Sq. Ft.) 93218	Lot Size (Acres) 2.14
Inclusions n/a	Restrictions None Known	Reports None

This industrial property is conveniently located in Clairmont, just west of the County office. It encompasses 2.14 acres of graded and fenced land, featuring three approaches and RM-2 zoning. The building spans a total of 17,640 square feet, including 2,500 square feet of grade-level office space with a mezzanine above designed for additional storage. The warehouse is thoughtfully divided into two 100-foot bays, featuring five 16-foot by 16-foot overhead doors and a dedicated wash bay. The wash area is equipped with a pressure washer system, complete with its own standalone sump and trough setup, independent from the municipal services that run through the rest of the building. Operational efficiency is enhanced by a 10-ton crane, two 5-ton cranes, and a make-up air unit. The warehouse is heated with radiant heat, while the office and mezzanine areas are serviced by a high-efficiency furnace. The Landlord is offering a signing bonus of three-month free base rent on a 5-year term for a qualified tenant. To book a showing or for more information, contact your local Commercial Realtor®.

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