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9501 78 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
35499

MLS ID:
A2313376

\$22



 **CORD SPERO**
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Transaction Type For Lease	Title Fee Simple	Days On Market 1
Zoning RM-2	Subdivision NONE	Nearest Town Grande Prairie
Year Built 2014	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1323328	Building Area (Sq. Ft.) 10215.00
Building Area (Sq. M.) 949.00	Lot Size (Sq. Ft.) 93654	Lot Size (Acres) 2.15
Inclusions n/a	Restrictions None Known	Reports None

Located in Clairmont, this highly efficient 10,215 SF industrial facility sits on 2.15 acres and is zoned RM-2, making it ideal for a wide range of industrial users. The building features two drive-through bays and a stub bay, accessed by five 16'W x 16'H overhead doors. The open-span design offers 20-foot wall height and excellent functionality for equipment, fleet, and industrial operations. Constructed using ICF concrete forms, the building provides outstanding energy efficiency with approximately R-40 insulation values in both the walls and ceiling. The shop is heated with a combination of radiant tube heaters and in-floor heat and features a sloped floor with a central sump and gutters on either side. The office includes a reception area, three private offices, two washrooms, a staff locker room, a coffee area, air conditioning, and an upstairs boardroom. The property is serviced with three-phase power and features a fully fenced yard with a large approach, allowing vehicles to drive completely around the building. Additional site improvements include power on the fence line, a large paved approach, and 20-foot concrete aprons at the front and rear. A rare opportunity to secure an energy-efficient industrial facility in one of the area's most sought-after industrial parks—call your Commercial Realtor® today for more information or to arrange a viewing.

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