



GRASSROOTS
REALTY GROUP

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**67 Harvard Drive
Claresholm, Alberta**

MLS # A2217789



\$1,050,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	44,660 sq.ft.
Zoning:	CIA

Heating:	Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	-
Exterior:	Metal Siding
Water:	-
Sewer:	-
Inclusions:	None

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	4.76 Acres
Lot Feat:	-

As is, where is opportunity in the Claresholm Industrial Airport Park for warehouse, storage, or industrial user. This 44,660 SF space is clear-span to the middle of the building, with 18' ceilings, and four 16' high overhead doors to access the warehouse area. Building improvements include updated metal siding, an upgraded fire suppression sprinkler system throughout the warehouse area, twelve new ceiling-mounted radiant tube heaters to supplement forced air, a 40-gallon hot water tank, and developed office space. There are office, storage, and staff areas in both the north and south of the building, with a washroom and mezzanine space located in the center of the warehouse. The large, fully fenced and gated, 4.76-acre yard is ideal for equipment or product storage and can be accessed from both the north (via Harvard Drive) and south of the site (via TWP Road 123). Located in the Claresholm Industrial Airport Park, this site offers convenient access to the property via Highway AB-520. Being located between Lethbridge and Calgary offers the owner-user access to two prime markets while taking advantage of the low per-square-foot (PSF) rates in this rural industrial park.