



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

A, 7214 56 Street
Lloydminster, Alberta

MLS # A2230624



\$12 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 6,000 sq.ft.
Zoning: -

Heating: Floor Furnace, Natural Gas, Radiant
Floors: -
Roof: Metal
Exterior: -
Water: -
Sewer: -
Inclusions: NA

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.50 Acre
Lot Feat: City Lot

Introducing a prime industrial building conveniently located with easy access to highways 16 and 17. This 6000 square foot steel frame structure offers ample parking and is equipped with two 16' overhead grade doors, ensuring smooth operations for various industrial needs, thanks to its versatile I2 zoning. Inside, the air-conditioned space includes three well-sized offices, a welcoming reception area, and a space that can serve as a coffee room or boardroom, perfect for meetings or breaks. Additionally, the building features a mezzanine level that provides extra storage space, making it a practical choice for businesses looking for efficiency and organization. This property is ideal for companies seeking a functional and accessible location to thrive in a bustling industrial area. Whether you're setting up a new operation or expanding your business, this building is designed to accommodate a range of industrial activities.