



**GRASSROOTS**  
REALTY GROUP

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501077 RR13 Airport Road  
Rural Vermilion River, County of, Alberta

MLS # A2263592



**\$8 per sq.ft.**

|             |               |
|-------------|---------------|
| Division:   | NONE          |
| Type:       | Industrial    |
| Bus. Type:  | -             |
| Sale/Lease: | For Lease     |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 14,480 sq.ft. |
| Zoning:     | -             |

|             |                                                                         |
|-------------|-------------------------------------------------------------------------|
| Heating:    | Overhead Heater(s), Floor Furnace, Radiant                              |
| Floors:     | -                                                                       |
| Roof:       | -                                                                       |
| Exterior:   | See Remarks                                                             |
| Water:      | -                                                                       |
| Sewer:      | -                                                                       |
| Inclusions: | Interior Space, Floor Drains, Onsite Parking, Heavy Floor Loading, Sump |

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

This is a sublease opportunity which is available immediately and comes furnished and ready to occupy. This is a newer building and shows extremely well and its location is just a few minutes west of Lloydminster across from the Lloydminster airport. This building is bright with large windows in the office space and shows extremely well. The office space is 6000 square feet with a large reception/waiting area, lots of storage, 11 offices in varying sizes, 5 bathrooms in the office and 2 bathrooms accessible from the shop location, large coffee room and a large boardroom. The shop space is impressive at 8480 square feet- 3 bays which are accessible via 3-16' by 18 high overhead doors, there is a total of 5.27 acres of compacted and graveled yard space- fully fenced with security gates, there are 2-2000 gallon septic tanks and a third septic tank on the south side of the building tied to the shop floor sumps. The property features fire suppression via a dugout located on the north side of the property. In addition, in front of the overhead shop doors are concrete aprons, the interior of the shop is tin lined with tube heaters running east/west in each shop bay. There is 3 phase electrical- lots of electrical capacity as this building was originally designed for manufacturing- enough electrical capacity in this building to suite any end user's needs. This is extremely affordable space, and your cost per square foot for a similar building within Lloydminster would be considerably more in the local market than your is cost here.... opportunities like this do not exist anywhere in the local market for a comparable building. Worth taking a closer look| NOTE: for any end user requiring more shop and office space, additional second floor office space and main floor shop space could be made available.

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