



**GRASSROOTS**  
REALTY GROUP

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

27 Mccool Crescent  
Crossfield, Alberta

MLS # A2277042



**\$12 per sq.ft.**

|             |              |
|-------------|--------------|
| Division:   | NONE         |
| Type:       | Industrial   |
| Bus. Type:  | -            |
| Sale/Lease: | For Lease    |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 6,000 sq.ft. |
| Zoning:     | I-2          |

|             |      |
|-------------|------|
| Heating:    | -    |
| Floors:     | -    |
| Roof:       | -    |
| Exterior:   | -    |
| Water:      | -    |
| Sewer:      | -    |
| Inclusions: | None |

|                |            |
|----------------|------------|
| Addl. Cost:    | -          |
| Based on Year: | -          |
| Utilities:     | -          |
| Parking:       | -          |
| Lot Size:      | 2.25 Acres |
| Lot Feat:      | -          |

Affordable Industrial Bays in Crossfield for rent. 2500 and 6000 sq ft bays available. In floor radiant heat keeps the costs low. Tenant gets proportionate share of common yard. Paved parking in front. Rent is \$12.50 per sq ft escalating NNN (+ power, water) The triple net costs are \$3.09 for 2025 NNN (common power, boiler heat gas, share of Property Taxes, insurance & common area costs). Need 24-48 hours notice to show.