



**GRASSROOTS**  
REALTY GROUP

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4604 62 Avenue  
Lloydminster, Alberta

MLS # A2299535



**\$10 per sq.ft.**

**Division:** Hill Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 32,232 sq.ft.

**Zoning:** I2

**Heating:** Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas, Other, Radiant **Addl. Cost:** -

**Floors:** - **Based on Year:** -

**Roof:** - **Utilities:** -

**Exterior:** Metal Frame **Parking:** -

**Water:** - **Lot Size:** -

**Sewer:** - **Lot Feat:** -

**Inclusions:** Sump, Onsite Parking, Overhead Crane, Fenced Compound

Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100' wide by approximately 200' deep and includes 3 - 12'x16'(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'6" ceiling height at the centre and 19'8" at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.