



GRASSROOTS
REALTY GROUP

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**5, 8 Gateway Boulevard
Rural Clearwater County, Alberta**

MLS # A2180523



\$2,800 per month

Division: Gateway Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: LI

Heating: Baseboard, Electric, Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Aluminum Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This property is located just off Hwy 11 in the Clearwater County (Central Alberta) approximately 9 km's east of Rocky Mountain House or 70 km's west of Red Deer (QE2). High-traffic subdivision with many established businesses near this location with easy access to the main trucking routes HWY 22 (Cowboy Trail) and HWY 11 (David Thompson Hwy). This lease space is a 3000 sqft industrial bay metal clad features including a floor drain, radiant heat, exhaust fan, and 16ft OH bay door. The bay interior measurements from wall to wall are 28'9 ft wide x 97'8 ft long with 19'1 ft ceiling clearance. There is a single 16 ft x 14'2 ft OH door. There are 3 offices 1 on the main floor and then 2 mezzanine offices, there is a 3-piece bathroom (sink, toilet, and stand-up shower) In addition to the bay, there is a secured perimeter fenced shared backyard (accessible with a security fob). This is a perfect setup for warehouse storage, startup businesses, small trucking, or oilfield companies looking for heated indoor storage/parking. The lease does include access to the rear yard, the full width of the bay to the back fence line. LEASE DETAILS: A 36-48-month lease term is preferred. This is a triple net lease the tenant is responsible for the Monthly basic rent of \$2800/mth + additional rent of \$750.44 for a total of \$3550.44 / month + utilities (condo fee \$458.19/mth + taxes \$292.25/month) The condo fee includes: water, sewer, common area maintenance, building insurance, parking lot & yard snow removal (GST is applicable). Utilities including telecommunications, garbage, power, and gas are payable by the tenant.