

PRIME INDUSTRIAL

402048 81 East
Aldersyde, Alberta

5,977 SF Building
97,500 SF Land

Possession January 1, 2025!



FOR LEASE

AVENUE
Commercial
Real Estate Solutions

Presented By:

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HIGHLIGHTS

402048 81 Street E, Aldersyde, Alberta



BUILDING INFORMATION



Property Size

97,500 SF



Fenced Area

58,300 SF



Zoning

H-I



Power

400 Amp



Loading

3 - 14'x14' overhead doors
1 - 12'x12' overhead door

Size: Main: 4,800 sf

Upper: 510 sf

Office: 667 sf

Total: 5,977 sf

Rent: Market

Op Costs: \$4.00 psf est

- Possession January 1, 2025
- 4 overhead doors
- Ceiling height 16' to 21'
- Zoning is Hamlet Industrial
- High visibility from Highway 2 and Highway 2A

HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

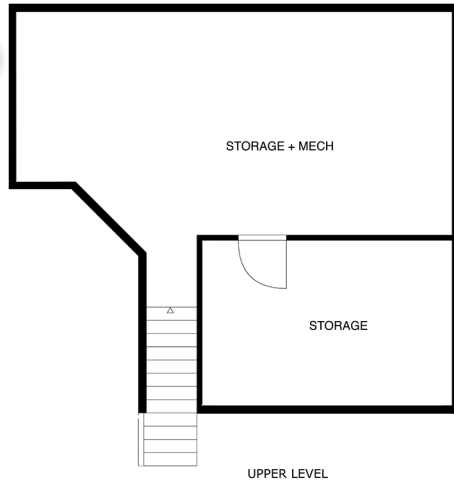
Main 403.802.6766

Toll Free 800.750.6766

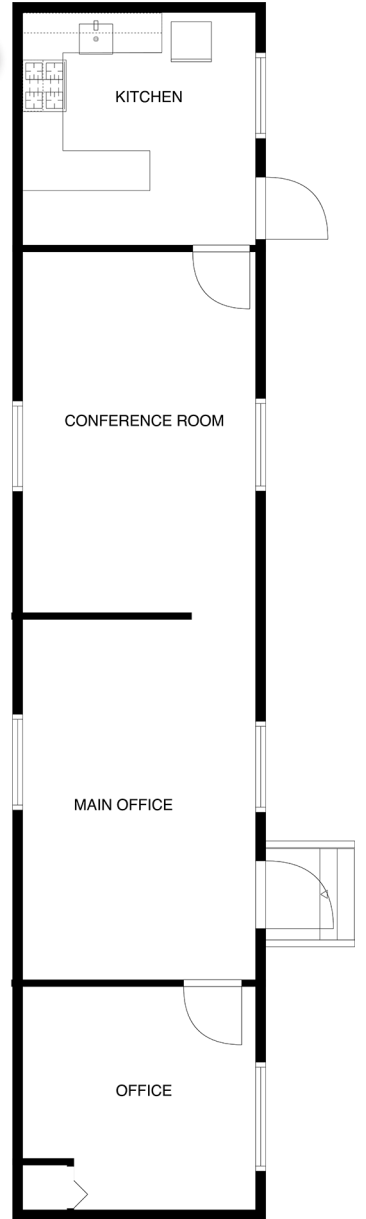
FLOOR PLAN

402048 81 Street E, Aldersyde, Alberta

Upper: 510 sf



Office: 667 sf



Main: 4,800 sf



OFFICE



PHOTOS

402048 81 Street E, Aldersyde, Alberta



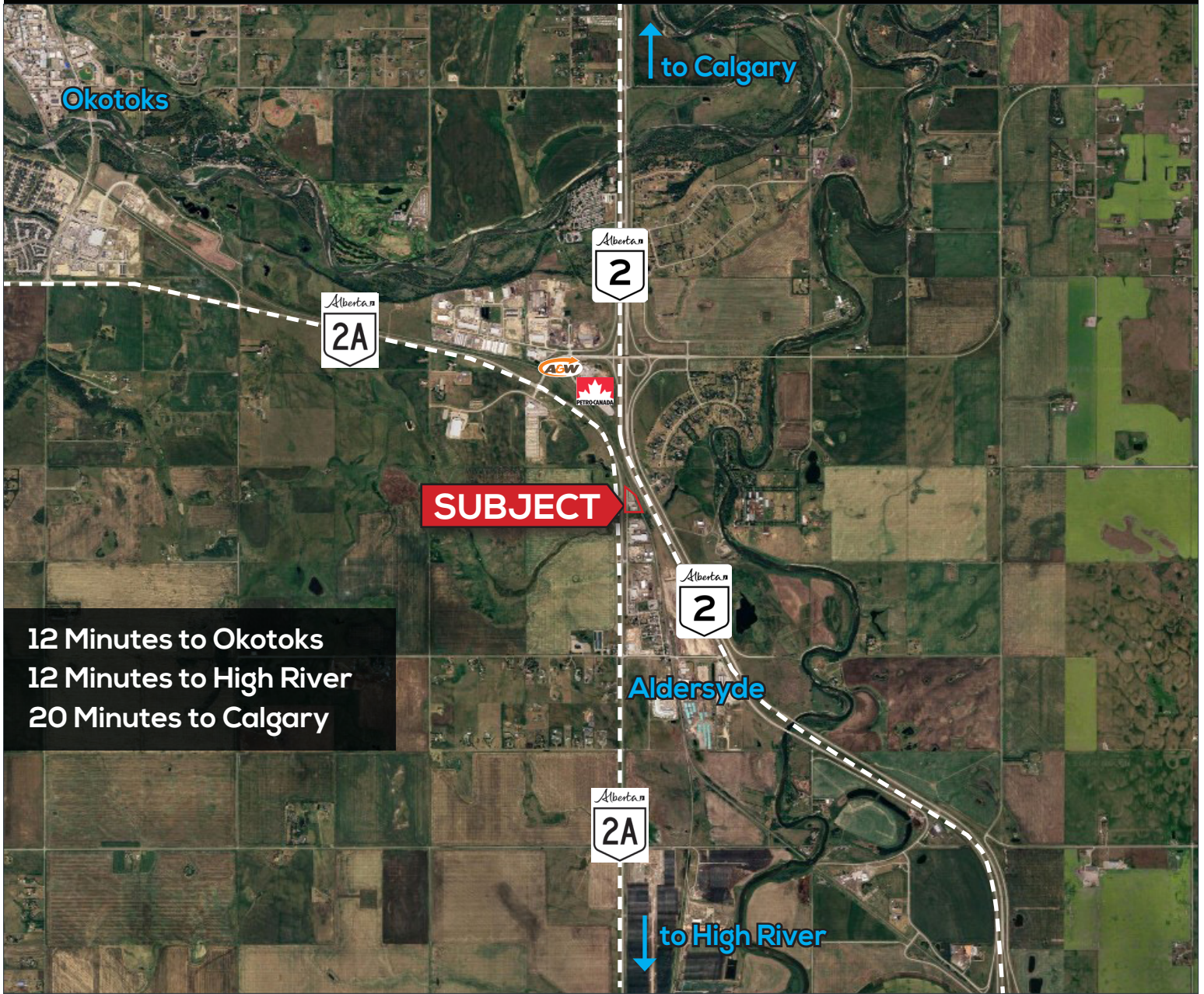
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LOCATION

402048 81 Street E, Aldersyde, Alberta



12 Minutes to Okotoks
12 Minutes to High River
20 Minutes to Calgary



PHOTO

402048 81 Street E, Aldersyde, Alberta



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