



OWNER USER
OPPORTUNITY WITH
INCOME IN PLACE

UP TO 6 MONTHS
FREE BASIC RENT ON A
MINIMUM 6 YEAR TERM

TURBO WEST

TURBO EAST

THE TURBO BUILDINGS

182 Turbo Drive, Sherwood Park, AB

FOR LEASE/SALE

PROPERTY HIGHLIGHTS

- 154,275 Sq.Ft. Between Two Buildings On 8.43 Acres
- 81,903 Sq.Ft. Available and 72,372 Sq.Ft. Leased
- Multiple Jib And Bridge Cranes
- Multiple Grade And Dock Loading Doors
- Heavy Power – 800 Amp 600 Volt TBC
- Two quonsets
- Easy Access To Highway 16 & Anthony Henday Drive
- Strathcona County Has 40% Lower Property Tax Mill Rate Than City Of Edmonton
- Racking systems in warehouses and quonset
- Phone systems, office equipment, and boardroom table included

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

THE TURBO BUILDINGS

FOR LEASE/SALE

TURBO EAST

Total Size: 81,903 Sq.Ft. (+/-)

Warehouse: 68,081 Sq.Ft. (includes a shipping office, utility room and washroom)

Office: 13,822 Sq.Ft.

(Main Floor: 7,230 Sq.Ft. **Second Floor:** 6,592 Sq.Ft.)

- Outdoor BBQ and company meeting area
- Cranes: Three 1 ton jib cranes
- Loading: Five 14'x14' grade loading doors, Four 10' dock loading doors
- Ceiling: 21'6" - 24'6" clear
- Lighting: T5H0
- Heating: gas fired, radiant tubes/roof mounted HVAC units
- Fully sprinklered
- Built in 2001; Expanded in 2005
- Full concrete yard area
- Racking available
- Phone systems, office equipment, and boardroom tables included

TURBO WEST

Total Size: 72,372 Sq.Ft. (+/-)

Warehouse: 64,095 Sq.Ft.

Office: 4,116 Sq.Ft. (Includes a number of offices, washrooms and a lunchroom) and 4,161 Sq.Ft. mezzanine

- Potential future office expansion
- Pre-engineered steel construction
- Cranes: Two 10 ton bridge cranes (run full length of building) two 5 ton hoists per bridge (4 total)
- Loading: Two 14'x14' grade loading doors, one 20'x14' grade loading door Two 10' dock loading doors
- Ceiling: 24'6" - 27' clear
- Lighting: T5H0
- Fully Sprinklered
- Built in 2014
- Income in place
- Easy access to Yellowhead Highway (Highway 16), Anthony Henday Drive (Highway 216)



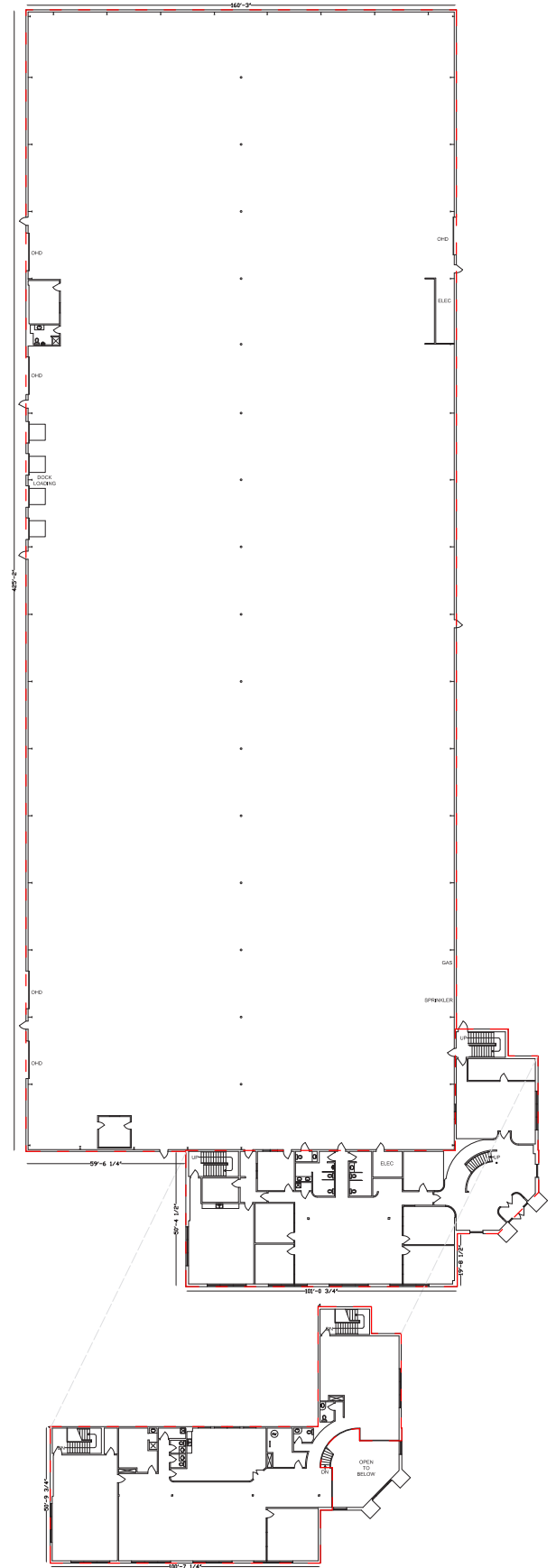
THE TURBO BUILDINGS FOR LEASE/SALE

TURBO EAST



THE TURBO BUILDINGS FOR LEASE/SALE

TURBO EAST



THE TURBO BUILDINGS FOR LEASE/SALE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	182 Turbo Drive, Sherwood Park, AB
LEGAL ADDRESS:	Plan 0227368, Block 3, Lot 1B
TURBO EAST:	81,903 Sq.Ft. (+/-)
TURBO WEST:	72,372 Sq.Ft. (+/-) LEASED
TOTAL SIZE:	154,275 Sq.Ft. (+/-)
QUONSETS:	5,200 Sq.Ft. with full racking and 2,700 Sq.Ft available for \$2.00/Sq.Ft.
SITE AVAILABLE:	8.43 + Acres (+/-)
ZONING:	IM (Medium Industrial)
LEASE RATE:	\$7.95/Sq.Ft.
OP.COSTS:	\$2.00/Sq.Ft. (2019 Budget)
PROPERTY TAXES:	\$195,247.00 per year (2019 estimate)
PURCHASE PRICE:	\$22,500,000 \$19,699,000 (\$127.68/Sq.Ft.)

MORE INFORMATION

ALEX HEINTZ
SENIOR ASSOCIATE

Cell: 780.905.9925
Direct: 780.784.6555
Fax: 780.483.2277
alex@lizotterealestate.com

KYLE BARTKUS
ASSOCIATE

Cell: 780.504.2873
Direct: 780.784.6556
Fax: 780.483.2277
kyle@lizotterealestate.com

ERIN KOBAYASHI
UNLICENSED ASSISTANT

Cell: 780.218.7585
Direct: 780.784.6557
Fax: 780.483.2277
erin@lizotterealestate.com



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AND ASSOCIATES REAL ESTATE INC

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