

FOR LEASE

7,352 - 15,934 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



120 Portage Close, Sherwood Park, AB

OWNER-USER/INVESTMENT OPPORTUNITY

Property Highlights

- Fully paved yard and parking
- Radiant and forced air heating
- Close proximity to Broadmoor Blvd, Baseline Road and Yellowhead Trail
- Ample natural light
- Quality-built offices



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

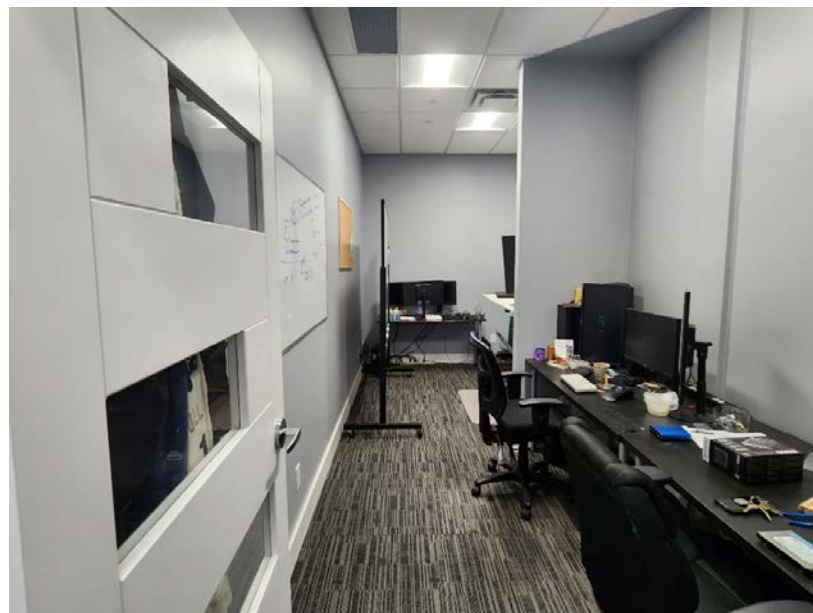
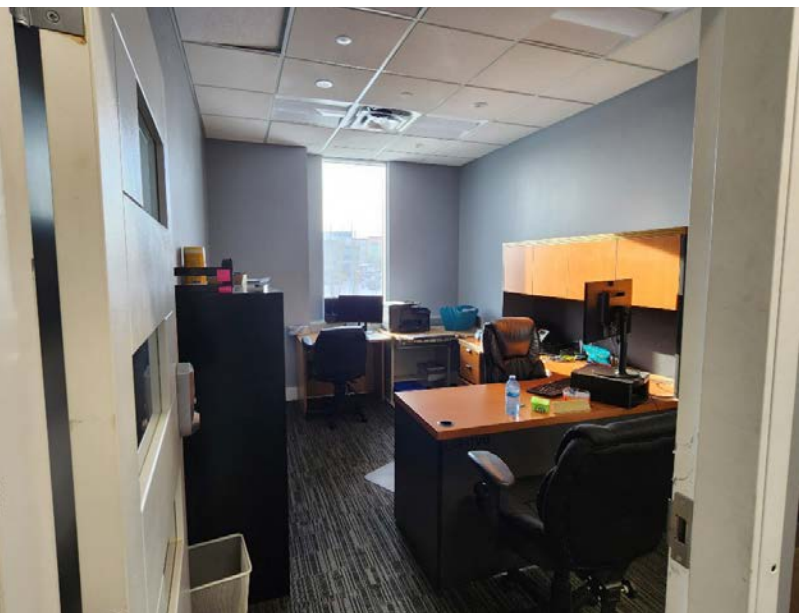
FOR LEASE

BAY 20 | 120 Portage Close, Sherwood Park

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ADDITIONAL INFORMATION

- Ample Office over two floors
- Gym/ potential Board room
- Compressor
- Reception/ waiting room
- Ample Storage space
- Kitchenette



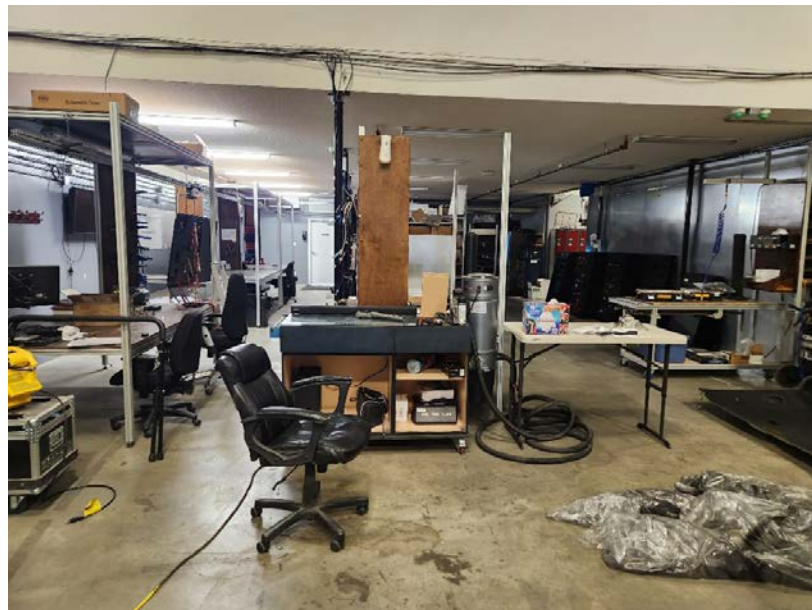
FOR LEASE

BAY 30 | 120 Portage Close, Sherwood Park

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ADDITIONAL INFORMATION

- Compressor
- Conference/entertainment room with kitchenette
- Powder coating room
- Second floor offices
- Bay 30 can be leased with Bay 20



FOR LEASE

120 Portage Close, Sherwood Park, AB

LIZOTTE
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BAY 20 | 7,352 Sq. Ft. (+/-)



BAY 30 | 8,582 Sq. Ft. (+/-)



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FOR LEASE

120 Portage Close, Sherwood Park, AB

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Property Information

Municipal Address: 120 Portage Close, Sherwood Park, AB

Legal Address: Plan 0521601; Block 245; Lot 7B

Size: Bay 20: 7,352 Sq. Ft. (+/-)

Bay 30: 8,582 Sq. Ft. (+/-)

Site Size: 1.51 Acres (+/-)

Zoning: Medium Industrial (IM)

Parking: Energized parking in front

Power: 600 Amp 347 Volt 3 Phase

Heating: Radiant/Forced Air

Ceiling Height: 28'4" Clear (warehouse)

Loading: One 18'x18' Grade (powered) / Bay

Possession: Immediate/negotiable

Contact

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: \$3.75/Sq.Ft. (est. 2023)

