

FOR LEASE

±7,000 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



189 Pembina Road, Sherwood Park, AB

OFFICE WITH WAREHOUSE AND YARD

Property Highlights

- Fibre Optic Data Service
- Main floor and second floor office
- Gated and fenced with ample parking
- Available immediately
- Proximity to Yellowhead Hwy, Anthony Henday, Broadmoor Blvd, and Baseline Road
- Ideally suited for uses such as Engineering firms, contractors, Surveyors, accountants, lawyers
- 70/15/15 Office, Lab Space, Warehouse with two 12' x 14' Grade loading doors



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Property Information

Municipal Address: 189 Pembina Rd, Sherwood Park, AB

Legal Address: Plan 0624341, Unit 1

Total Size: ±7,000 SF

Main Floor: **Front Office** ±2,840 SF | **Warehouse** ±1,160 SF

Second Floor: **Lab Space** ±1,000 SF | **Office** ±2,000 SF

Lot Size: ±0.90 Acre

Zoning: Service Commercial (C5)

Parking: Paved in front and side of buildings

Power: 600 Amps, 120/208 Volts

Heating: Radiant tube in warehouse
Gas fired in office

Ceiling Height: 20' in warehouse

Loading: (2) 12'X 14' Grade

Possession: Immediate/negotiable

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Lease Rate: \$21.50/Sq. Ft.

Op Costs: \$9.50 *Includes utilities

Contact

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