

# 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 February 2025
- 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



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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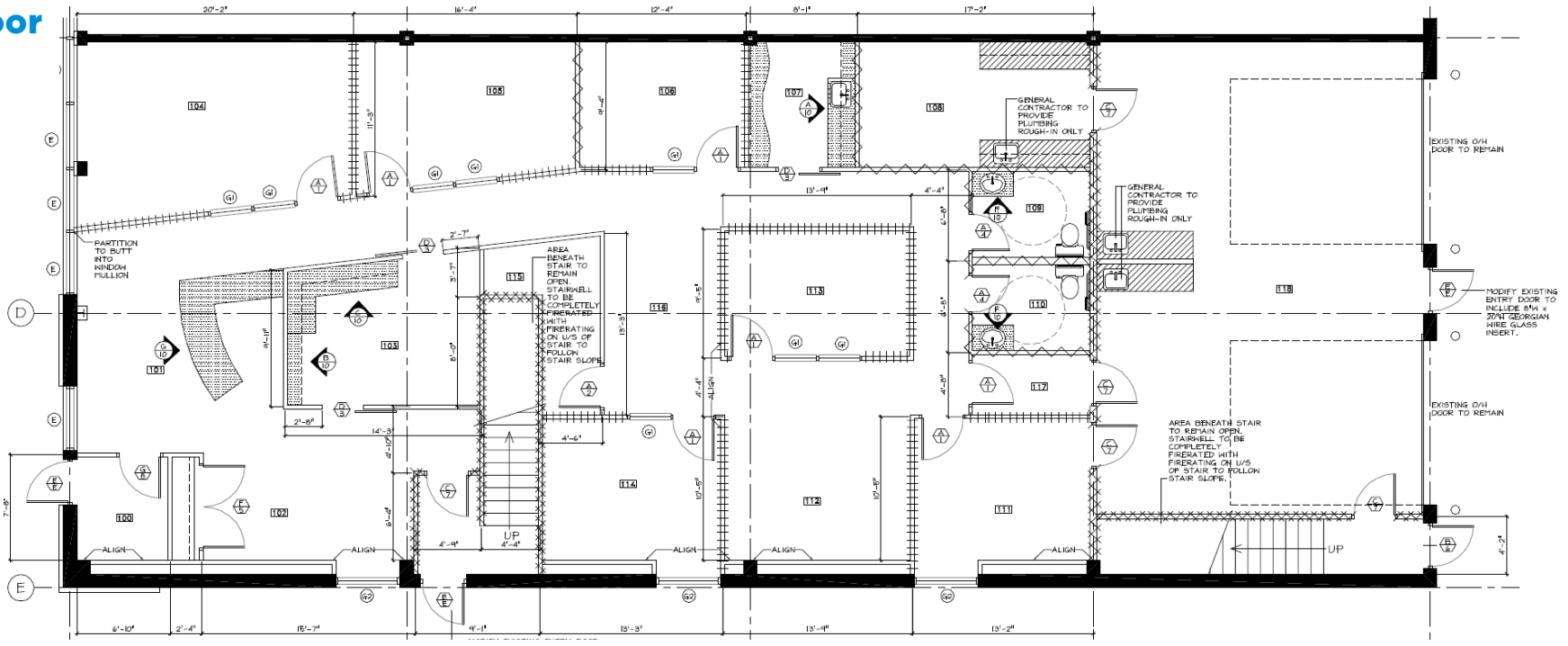
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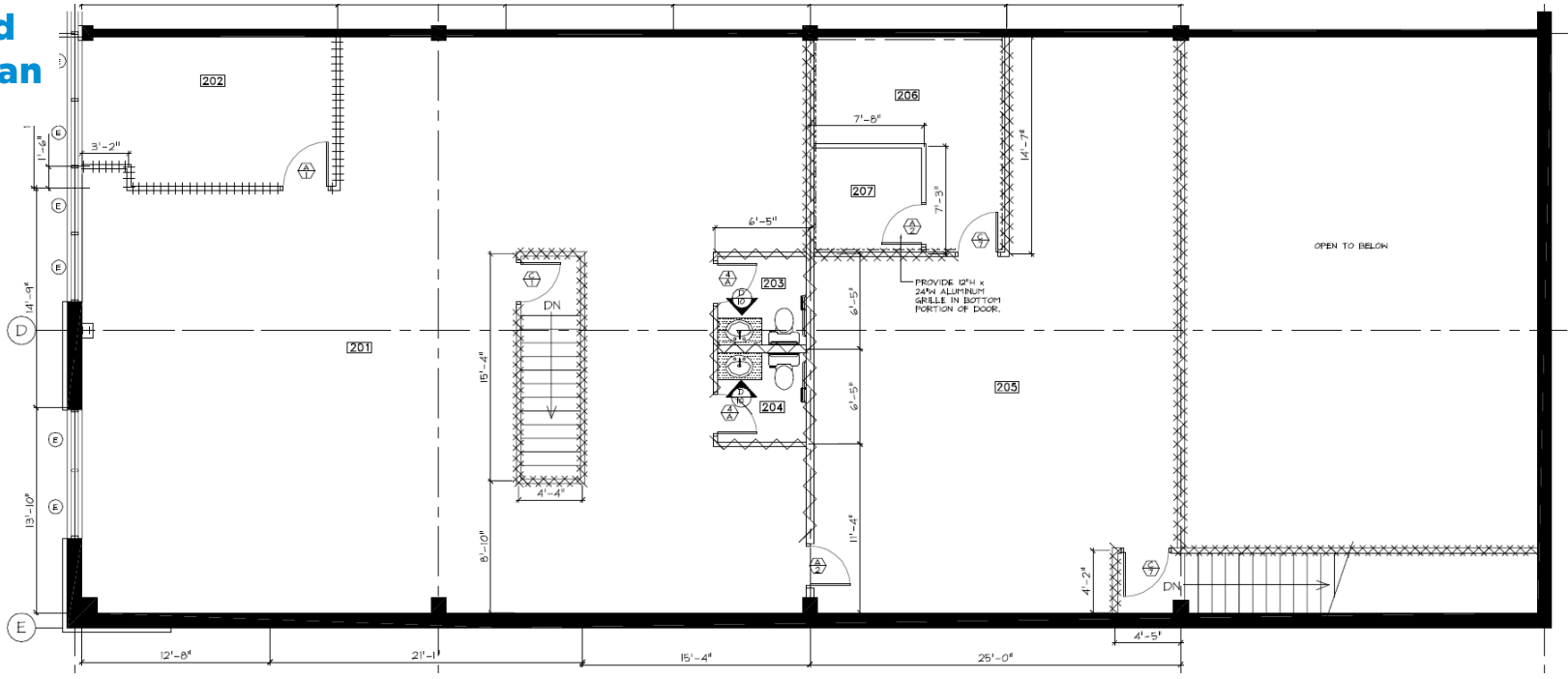
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# Main Floor Plan



# Second Floor Plan



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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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