



FOR LEASE



EXCELLENT LOCATION

Property Details

Leasable Area

Unit	Size	Net Rate
Total	33,160 ± sq. ft.	\$14.00 psf
Shop	23,400 ± sq. ft.	
Office	9,760 ± sq. ft.	
Lot Size	4.72 Acres	

Op Costs:	TBV
Available:	Immediately
Parking:	Ample
Type:	Industrial
Year Built:	2007
Yard:	Fully Fenced
Zoning:	RM-4
Legal:	Plan 0520075

8701 - 102 Street

Clairemont, AB

- ▶ Two incredibly well laid out Industrial buildings located on one lot.
- ▶ Frontage on Highway 2 in Clairmont just North of Grande Prairie.
- ▶ Offers 33,160 sq. ft. of shop and office space combined with 100' pull thru bays, a designated wash-bay, lunch rooms as well as a training and conference room.
- ▶ Sitting on 4.72 acres of prime RM-4 frontage in a location that simply cannot be beat.
- ▶ 100 ft Wash bay.
- ▶ Highway Industrial.
- ▶ 3 Phase Power Fully Serviced.

Blackstone

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Calgary, Alberta, T2V 2X5
P (403) 214-2344

www.blackstonecommercial.com

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Commercial Real Estate Services

For Leasing or Sales Information Or An On-Site Tour Please Contact

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8701 - 102 Street

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