

5201A 63 Street  
Lloydminster, Alberta

MLS # A2230244



**\$8 per sq.ft.**

**Division:** Glen E. Neilsen Industrial Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,583 sq.ft.

**Zoning:** I1

**Heating:** Floor Furnace

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Warehouse space located in Glen E Nielson Industrial Park. This lease space has a dock door for offloading freight into the warehouse location near the SE corner of the lease space. Landlord is willing to provide a shared yard space if required by the tenant behind the building. There is approximately 3583 square feet of main floor lease space which includes three offices on the front of the building with two additional rooms for file and boardroom/meeting room. There are two bathrooms located off the rear warehouse space and a shipping receiving office located off the rear warehouse and one additional office for storage. The front office and entry space is approximately 1700 square feet +/- and the rear warehouse are is approximately 1800 square feet +/- . Warehouse has 19' high ceilings and there is additional 993 square feet of mezzanine (at no additional cost to lease agreement) for additional storage as needed by a tenant. There are 4 dedicated paved parking stalls at the front of the building.