

**9026 108 Street
Grande Prairie, Alberta**

MLS # A2243870



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,720 sq.ft.

Zoning: IG

Heating: Central, Make-up Air, Exhaust Fan, Overhead Heater(s), Forced Air, Natural Gas

Floors: - **Based on Year:** -

Roof: - **Utilities:** -

Exterior: Concrete, Metal Siding **Parking:** -

Water: - **Lot Size:** -

Sewer: - **Lot Feat:** -

Inclusions: N/A

Position your business for success in this 12,720 sqft industrial shop, strategically located on 108 Street / Highway 40 in Richmond Industrial Park—one of Grande Prairie’s most sought-after industrial zones. Offering an exceptional high-visibility main road location, ample workspace, and top-tier functionality, this property is built to support high-performance operations. Designed to accommodate diverse industrial needs, this facility features: 2 spacious bays, each with independent power supplies (up to 600V), overhead & jib cranes, pressurized air lines, LED lighting throughout the office and bays for energy efficiency, security cameras & key fob access for added protection, & a fenced gravelled yard—ideal for storage, parking, or expansion with front & rear property access. Your team will appreciate the 6 designated offices and large reception area (with potential to expand offices into the shop). Additional conveniences include: 3 restrooms plus a dedicated shop handwashing sink, Air-conditioned main office area for year-round comfort, & a currently ongoing office refresh, providing a modern, professional touch. Bay Features at a Glance: Bay 4: 5-ton overhead crane, three 1-ton jib cranes, 16x18’ OHD, sump, & exterior used oil storage tank with interior transfer pump & containment bin in bay 4. Bay 5: 5-ton overhead crane, 14x14’ OHD. A Rare Opportunity in a Prime Location, with high-traffic exposure, exceptional workspace versatility, and ready-to-go infrastructure, this industrial shop is an outstanding investment for businesses seeking growth and efficiency. Contact a Commercial Realtor to schedule a showing!