

9101 150 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2128803



## \$12 per sq.ft.

**Division:** Crossroads South

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 21,365 sq.ft.

**Zoning:** RM-3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Discover an exceptional opportunity in the County of Grande Prairie with this manufacturing industrial property available for lease. Offering a large 19,276 square feet of shop space complemented by 2,089 square feet of office space, this property is strategically zoned as RM-3 (Rural Heavy Industrial), perfectly suited for a wide spectrum of heavy industrial uses. The shop area boasts a 42-foot ceiling height, equipped with a 20-ton bridge crane with a 40-foot hook height and large access doors, this property is designed for efficiency and flexibility. Moreover, the building is situated on a 9.96-acre graveled and fenced yard, subdivided for each tenant, ensuring excellent access, security, and ample storage space. Its prime location just south of Highway 43 provides strategic connectivity for businesses servicing Northwest Alberta and Northern British Columbia. To book a showing or obtain further details, contact your local Commercial Realtor<sup>®</sup>; today.