

VIEW  
**VIRTUAL TOUR** 360°  
MAIN FLOOR

VIEW  
**VIRTUAL TOUR** 360°  
2ND FLOOR



## Bays 1 & 2, 8306 - 113 Street Fort Saskatchewan, Alberta

### Property Highlights

- Office/warehouse space in the Eastgate Business Park of Fort Saskatchewan
- Options from 5,757 sq.ft.± up to 9,480 sq.ft.±
- Attractive and well-maintained property with well-designed tenant spaces that include parking facilities and yard space
- Floorplan that works for a variety of uses, although options to scale back the office area can be considered
- Grade loading and sumps in warehouse
- Located in a readily accessible business area close to major industrial developments
- Neighbouring bay also available of 2,800 sq.ft.±

**Chad Snow**

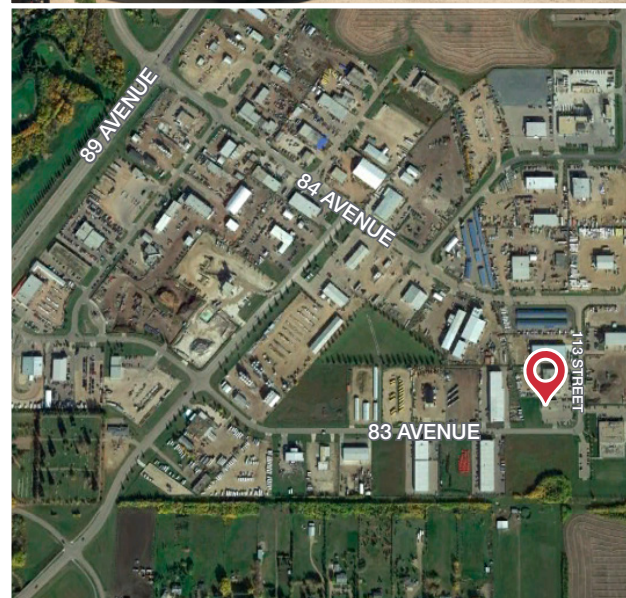
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**Kari Martin**

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For Lease  
Bessemer Building  
Office/Warehouse

## Bays 1 & 2, 8306 - 113 Street

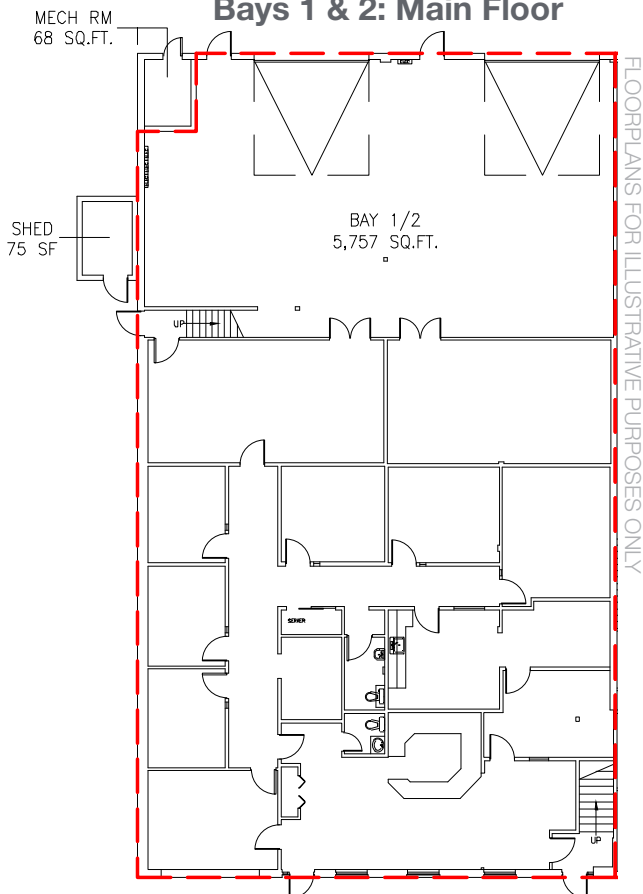
Fort Saskatchewan, Alberta

### Additional Features:

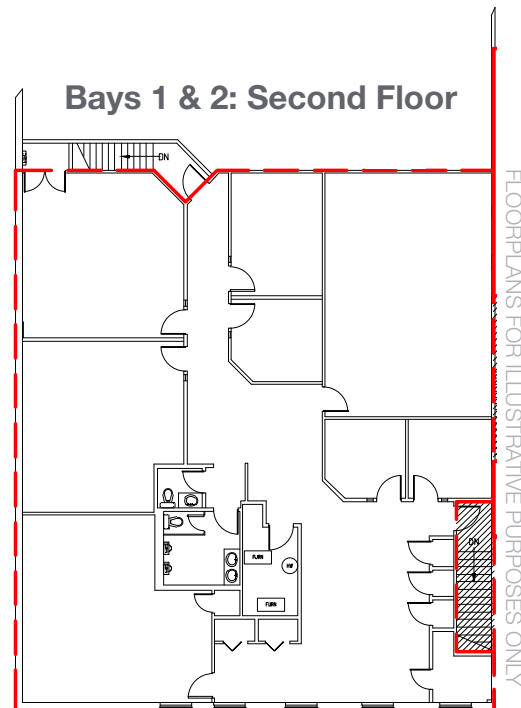
AREA AVAILABLE	Main:	5,757 sq.ft.±
	Mezzanine:	3,723 sq.ft.±
	Total Available:	9,480 sq.ft.±
LEGAL DESCRIPTION	Plan 8020165, Block 7, Lot 8	
ZONING	IL (Light Industrial)	
LOADING	Two 14' x 14' grade doors	
CEILING HEIGHT	18'3"± under truss	
POWER	2x 100 amp services	
AVAILABLE	Immediately	
LEASE TERM	3 to 10 years	
NET LEASE RATE	Main:	\$8.00/sq.ft./annum
	Mezzanine:	Negotiable
OPERATING COSTS	\$6.25/sq.ft./annum (2023/24 estimate) Includes property tax, building insurance, common area maintenance and management fees	



### Bays 1 & 2: Main Floor



### Bays 1 & 2: Second Floor



6650-A CS23