

# 120 Pond Street East

Brooks, AB T1R 1B8



Unit 100

AVAILABLE IMMEDIATELY

14,305 square feet

FOR SALE/LEASE. Freestanding building on 5.22 acres. Corner site with large, fenced and graveled yard area, 1-5 ton crane and 1 wash bay. Main floor office approximately 3,055 sf and shop area approximately 11,250 sf. Good access onto Highway 873 and Highway 542.



Zoning: I-G (Industrial General)

Power: 600 Amps

Clear Height: 23' (TBD)

Loading: 6 Drive-in

Parking: Available

Rental Rates: Market Rates

Operating Costs (Est 2020): \$0.40 (TAX not included)



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