



## For Sublease **AHBP - Building 1**

110, 7 Richardson Dr. | St. Albert, AB

Lease rate:

**Market**

Sublease expiry

**Sept. 29, 2027**

98,220 SF of modern Class 'A' warehouse space built in 2021. The building features 32' clear ceiling height, dock and grade level loading and trailer parking.

For more information:

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# Property Details

<b>Municipal Address</b>	110, 7 Richardson Dr. St. Albert, AB
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<b>Zoning</b>	CIS - Commercial and Industrial Services
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<b>Available Area</b>	98,220 SF
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<b>Year Built</b>	2021
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<b>Site Size</b>	12.13 Acres
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<b>Column Grid</b>	Varies
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<b>Building Depth</b>	240'
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<b>Power</b>	2,000 Amp, 600 volt
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<b>Ceiling Height</b>	32'
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<b>Heating</b>	Forced air overhead unit heaters and radiant tube
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<b>Loading Doors</b>	(20) 8' x 10' Dock (4) 12' x 14' Grade
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<b>Lighting</b>	LED
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<b>Sprinklered</b>	Yes (ESFR)
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<b>Yard</b>	No
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<b>Sublease Expiry</b>	September 29, 2027
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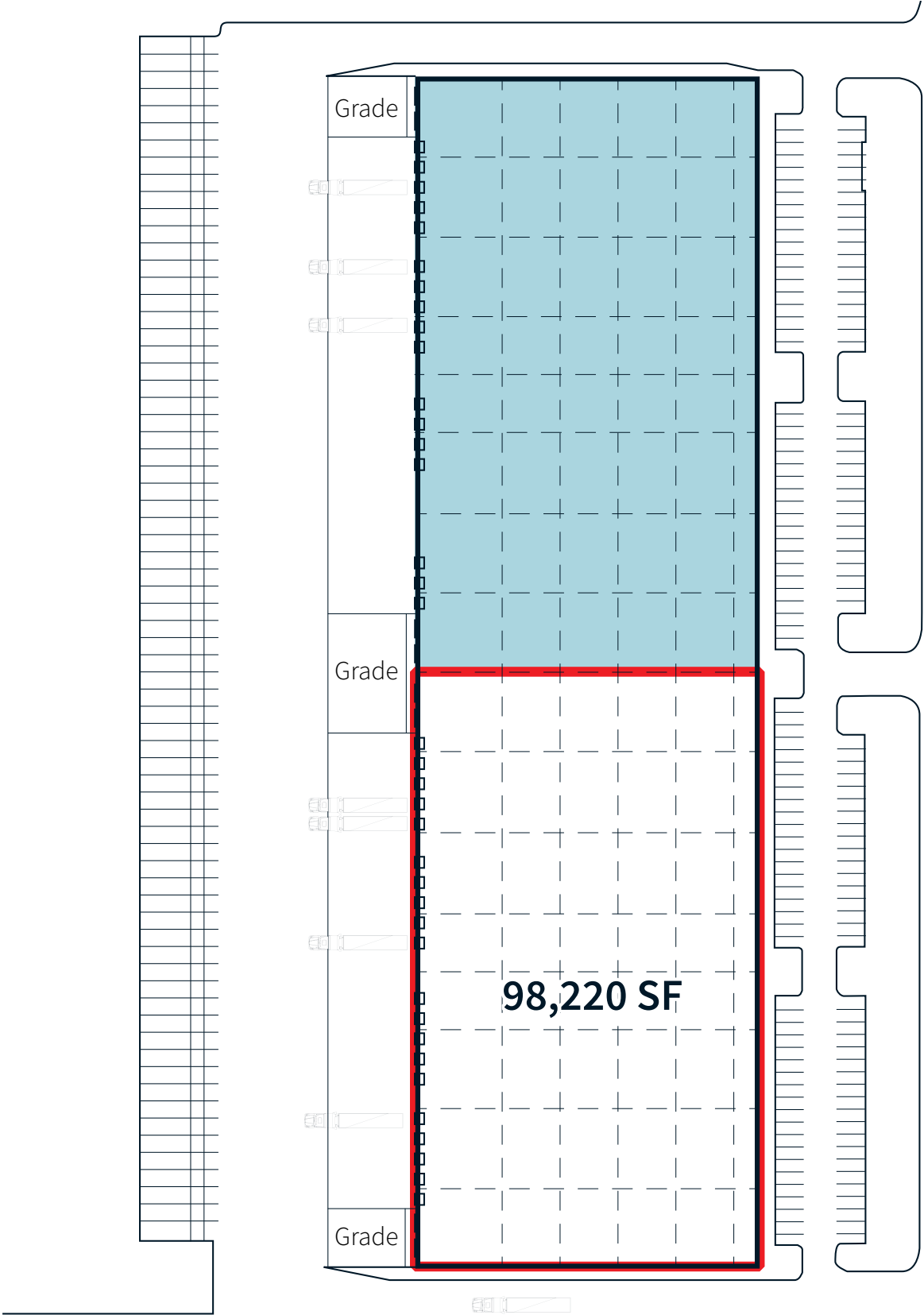
<b>Lease Rate (PSF)</b>	Market
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<b>Op. Costs (PSF)</b>	TBD
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<b>Other Details</b>	8" Reinforced floor 135' Truck court with (33) trailer parking stalls
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Site  
Plan





## Drive times

To Yellowhead Trail (Hwy 16)  
**9 Minutes**

To Downtown Edmonton  
**25 Minutes**

To Edmonton International Airport  
**35 Minutes**







Scan For Video



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