



For Sale

IPC buildings

500 Streambank Avenue | Sherwood Park, AB

48,500 SF industrial buildings on 2.99 Acres

- High ceilings, heavy power, and extensive air makeup
- Dock and grade loading with large fenced yard area
- Multiple cranes and two fabric quonsets
- Located in highly desirable Sherwood Park industrial area

For more information contact:

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Vice President, SIOR

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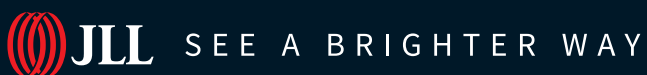
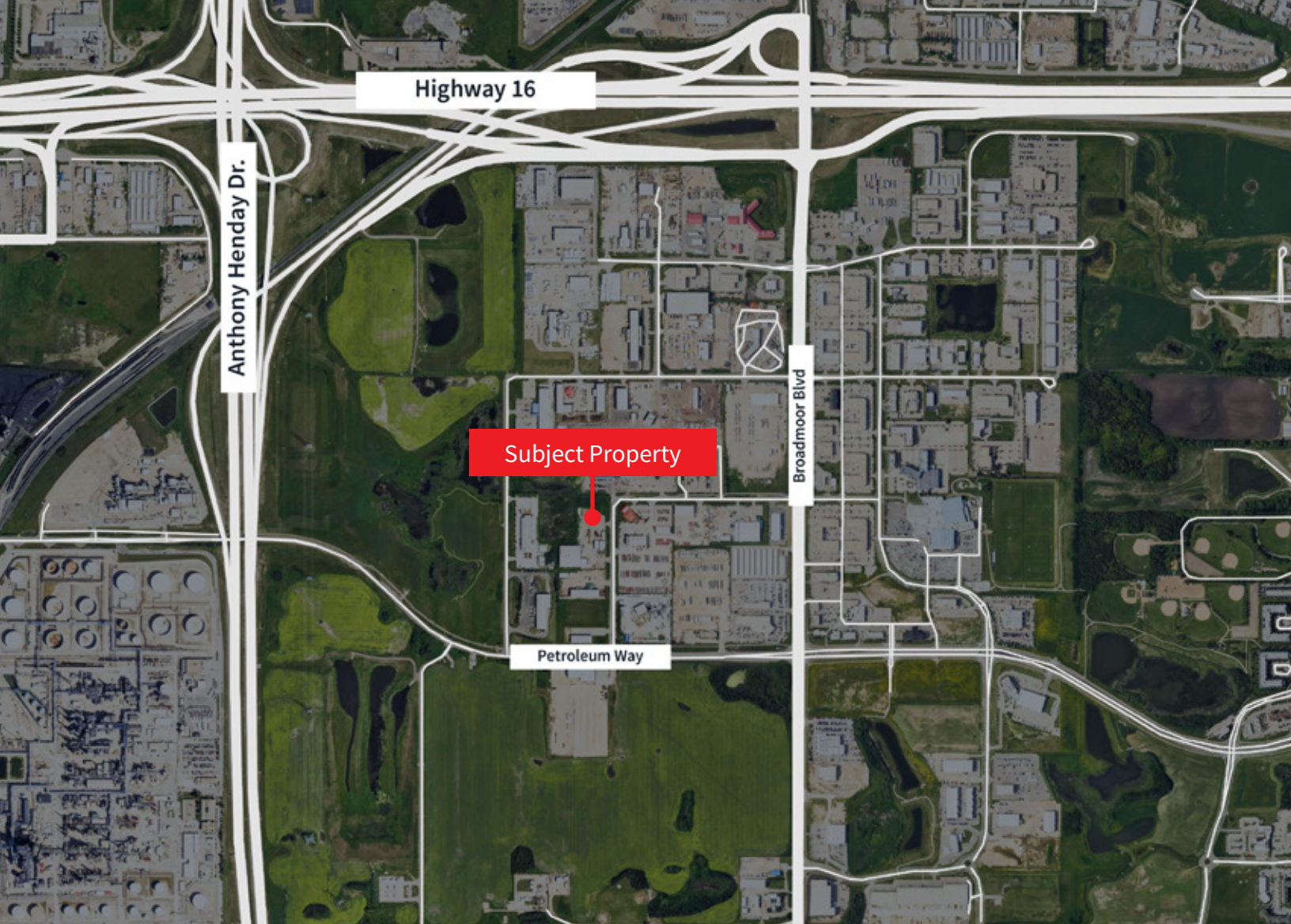
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 **JLL** SEE A BRIGHTER WAY



Municipal Address	500 Streambank Avenue, Sherwood Park, AB
Legal Description	Plan 0022633, Block 2, Lot 6
Zoning	IM (Medium Industrial)
Building Size	40,000 SF - Main Floor 2,500 SF - Second Floor 4,900 SF - Abrasive Blast Building 1,100 SF - Office Building 48,500 SF - Total
Site Size	2.99 Acres
Site Coverage Ratio	33%
Year Built	2000 with major improvements in 2013/14
Construction	Pre-engineered steel with metal roof
Column Grid	50' x 25'
Building Depth	200'
Power	3,000 amp, 480 volt, 3-phase (TBC)
Ceiling Height	36' to peak, 28' to eave
Engineered Air Capacity	ENC bay: 2 x 40,000 cfm each Poly Bay: 1 x 50,000 cfm & 1 x 15,000 cfm Blast Building: Ventilation & exhaust system

Compressor with Dryer Units	Main Building: 2 x 125 hp, 1950 cfm each Blast Building: 2 x 300 hp, 4678 cfm each
Cranes	(5) 5-Ton bridge* (2) 2-Ton bridge* *Annually certified with log books
Lighting	T5HO fluorescent & metal halide
Sprinklered	Sprinklered through main facility
Security	Cameras throughout main facility
Loading	(1) 8' x 10' Dock With Leveler (1) 8' x 10' Grade (1) 12' x 12' Grade (1) 12' x 14' Grade
Sale Price	\$6,950,000
Sale Price (PSF)	\$143.30
Occupancy	90 days for Closing



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