



SINGLE. THERMAL. SOURCE.

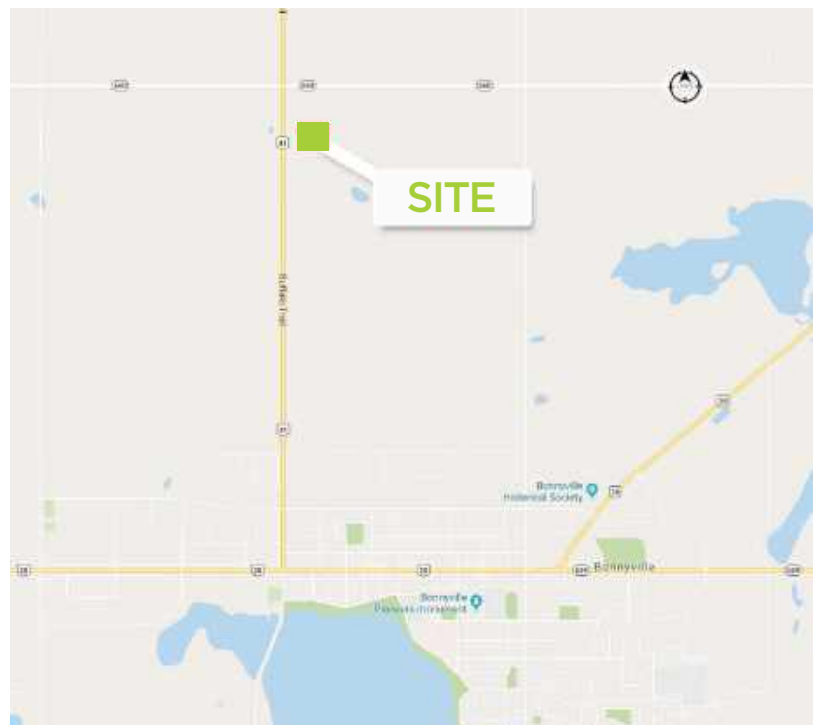
Facility Introduction



Freestanding Industrial Building

Property Highlights

- 46,000 SF freestanding building on 42.5 acres (3.5% site coverage ratio)
- Functional fabrication shop layout
 - Multiple cranes
 - Sandblasting booth
 - Paint booth
 - Gas and airlines throughout





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Facility Introduction

Building Details

Neighbourhood:	Victors Industrial Park
Municipal Address:	#1, 45521 - Hwy 660, MD of Bonnyville, AB
Legal Description:	Plan: 0720448 Block: 1 Lot: 2
Zoning:	RI - Rural Industrial
Power:	1200 amp, 800 volt, 3 phase (to be confirmed)
Loading Doors:	Six (6) 40' x 38' breezeways doors Six (6) 18' x 30' drive-thru doors
Lighting:	Metal halide
Heating:	Radiant tube
Sumps:	Yes
Clear Height:	46'
Cranes:	Seven (7) 10-ton cranes Four (4) 2-ton jib cranes
Crane Height:	40' underhook

Space Breakdown

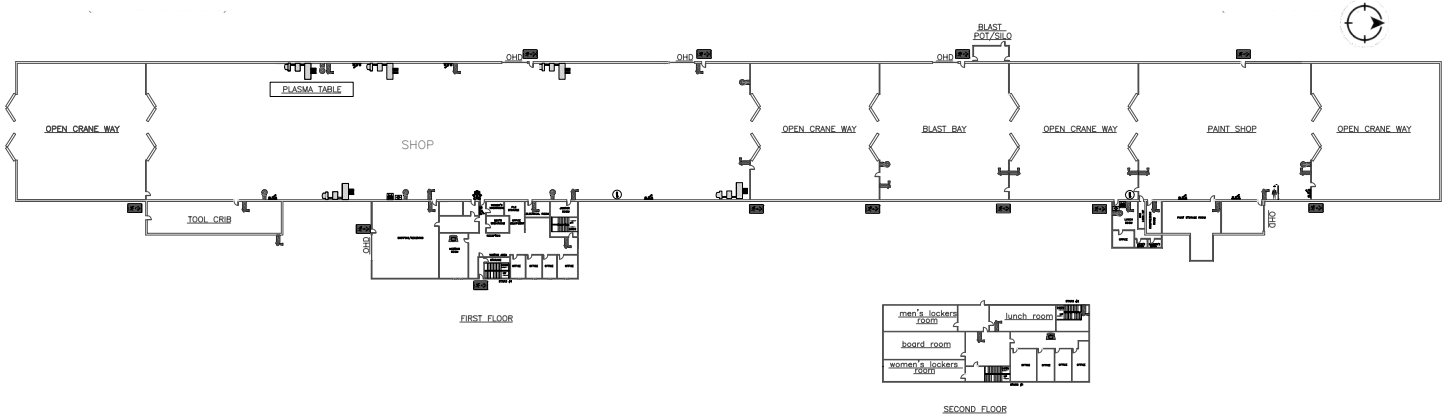
Two Levels Office:	4,000 SF
Indoor Storage:	2,000 SF
Blasting Booth:	6,000 SF
Paint Booth:	8,000 SF
Overall Warehouse/Shop:	26,000 SF
TOTAL	46,000 SF
Covered Crane Way:	24,000 SF





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Site Plan



Property Photos

