

SALE/LEASE/BUILD-TO-SUIT

# CAMROSE BUILD-TO-SUIT INDUSTRIAL LANDS

4815 39th Street, Camrose, AB



FLEXIBLE OPTIONS  
AVAILABLE

PRIME  
LOCATION



48 AVENUE / HIGHWAY 13

39TH STREET

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# WHAT IS A BUILD TO SUIT?

The build-to-suit trend is one of the most popular emerging trends in industrial real estate. It enables tenants to construct spaces tailored to their specific real estate requirements. With increased competition for existing properties, demand continues to outpace supply, exacerbated by heightened construction costs and interest rates.

As the name implies, build-to-suit entails designing and constructing a property to meet the tenant's specifications, granting them significant input into the process. Ultimately, this approach helps companies:

- Maximize space
- Increase efficiencies
- Reduce long-term costs
- Creating a property tailored to the tenant's needs allows them to avoid settling for an existing structure that may not meet their specific requirements, thereby enhancing efficiency.

When a tenant engages a development partner to fulfill their build-to-suit needs, it can safeguard them from the challenges of managing their own development. The developer assumes the financial burden of the project's development, freeing up capital that tenants can invest in growing their business, rather than tying it up in slowly appreciating real estate.

This arrangement saves tenants time and resources, facilitating greater expansion while providing a facility that enables them to achieve their full potential.



## POTENTIAL BUILD-TO-SUIT OPTIONS ON 7.31 ACRES

### OPTION 1

Office Main	4,000 SF
2nd Floor	4,000 SF
Warehouse	16,000 SF
Total	24,000 SF

### OPTION 2

Showroom	5,000 SF
Office (2nd Floor)	5,000 SF
Warehouse	40,000 SF
Total	50,000 SF

### OPTION 3

Office	5,000 SF
Warehouse/ Shop:	25,000 SF
Total	30,000 SF

VARIOUS OPTIONS AVAILABLE, DISCUSS WITH AGENT TODAY

# PROPERTY DESCRIPTION

**MUNICIPAL ADDRESS**  
4815 39 Street,  
Camrose, Alberta

**LEGAL DESCRIPTION**  
SW-1-47-20-4

**SITE SIZE**  
7.31 Acres

**PROPERTY TAXES**  
\$55,641.40 (2023)

**ZONING**  
M1

**LEASE RATE**  
Subject to Proposals

**SALE PRICE**  
Market

**AVAILABILITY**  
Immediate

WHY  
**Camrose**





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