LOW SITE COVERAGE SHOP W/ CRANES

HIGH CEILING HEIGHTS AND OVERSIZED LOADING

FOR LEASE 21,930 SF ON 7.5 ACRES

MCCOLMAN BUILDING

8600 1 STREET, STRATHCONA COUNTY

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October 2026

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Property Highlights

- Rare opportunity to lease freestanding industrial shop with low site coverage, cranes and excellent underhook height.
- Located in Strathcona County offering a competitive tax basis and lower operating costs.
- High exposure to Anthony Henday Drive.
- Excellent location with great access to Sherwood Park Freeway, Baseline Road, Anthony Henday Drive and Whitemud Drive.
- Nicely appointed office space over two floors.
- Site is heavily compacted. Landlord to remove all equipment and further grade area prior to occupancy.
- Warehouse has ample natural light with large windows throughout.
- Hotsy and air compressor to stay.

Municipal Address:	8600 1 Street, Strathcona County
Legal Description:	Parcel B, Filed Plan 5769HW
Zoning:	IM-Medium Industrial
Building Size:	21,930 SF
Site Size	7.5 Acres (additional area available)
Services:	Rural Standard
Availability:	90 Days
Lease Rate:	$24.00 / SF (on 7.5 Acres)
Operating Costs:	Self-Managed
Year Built:	2000

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Property Details

Main Shop:

Size	±12,600 SF
Ceiling Height	30′
Underhook Height	26′ underhook
Power:	400 Amp, 600 Volt (TBC by Tenant)
Lighting	LED
Heating:	In-Floor Heating
Shop Dimensions:	63′ x 200′
Loading:	(2) 18′ x 18′ Grade, (2) 16′ x 16′ Grade
Cranes:	(4) 3-Ton Bridge, (1) 5-Ton Bridge

Office (Two Levels):

- High End Improvements
- Washrooms on two levels
- 6 Offices (One Boardroom)
- Kitchen and Lunchroom
- ±5,490

Ancillary Shop:

Size	±3,840 SF
Ceiling Height:	24’ 30” (bottom of truss)
Shop Dimensions	60’ x 64’
Loading	(2) 16’ x 14 Grade (Drive Thru)

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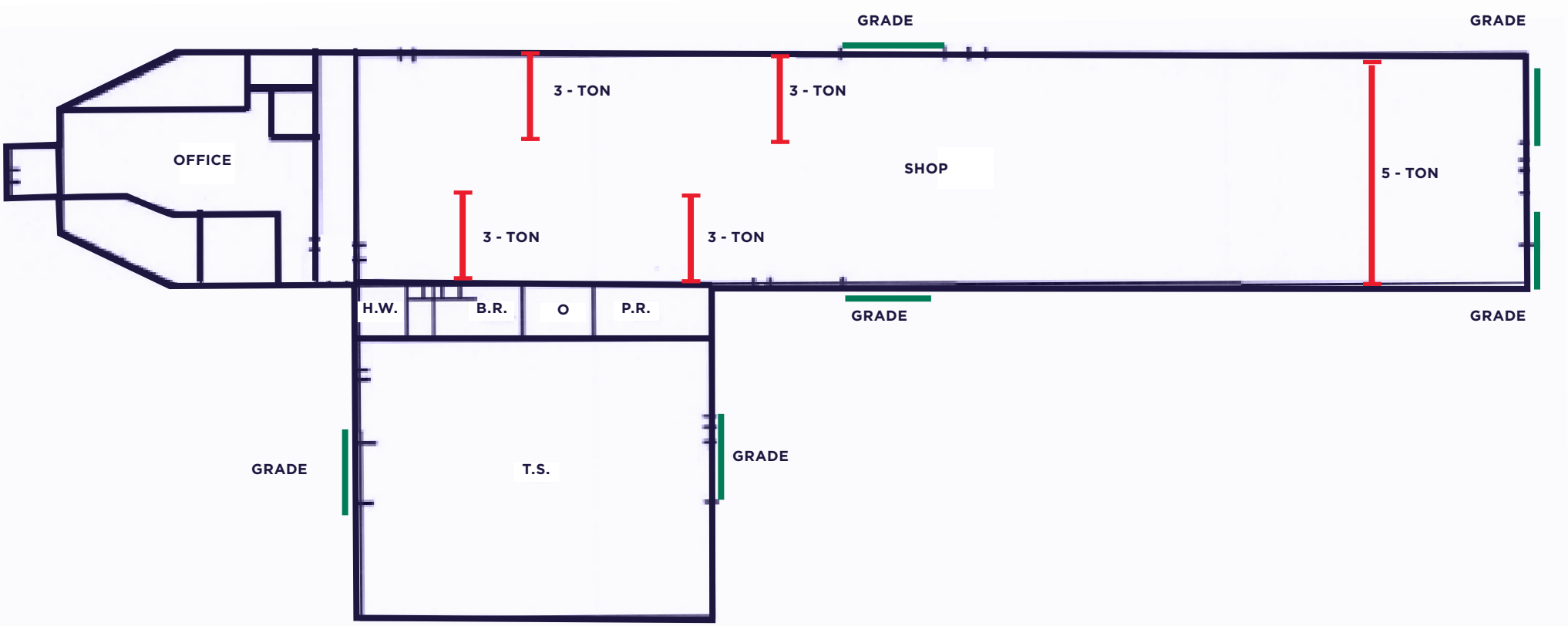
FLOOR PLAN



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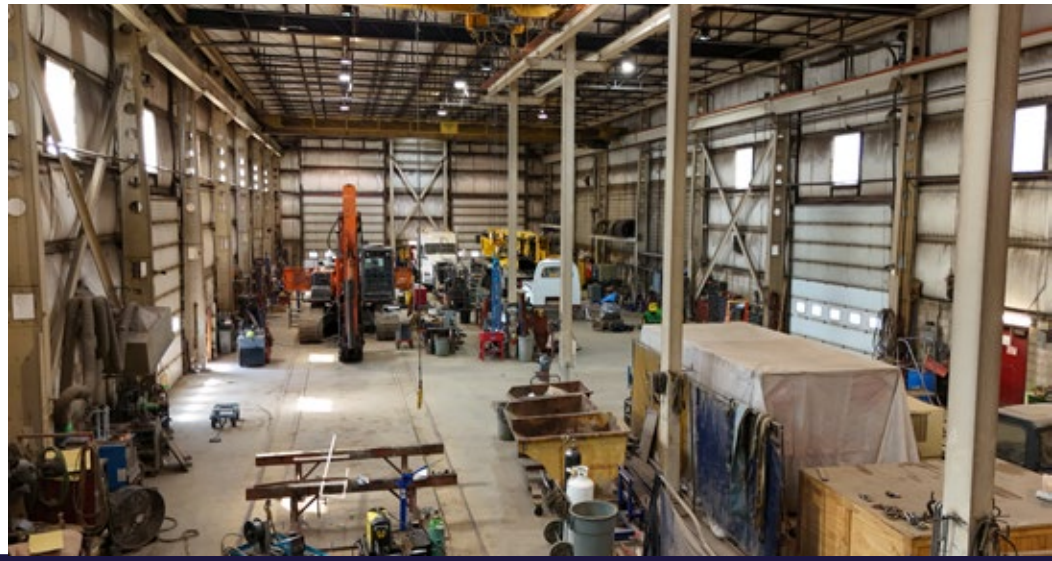
PROPOSED SITE AREA



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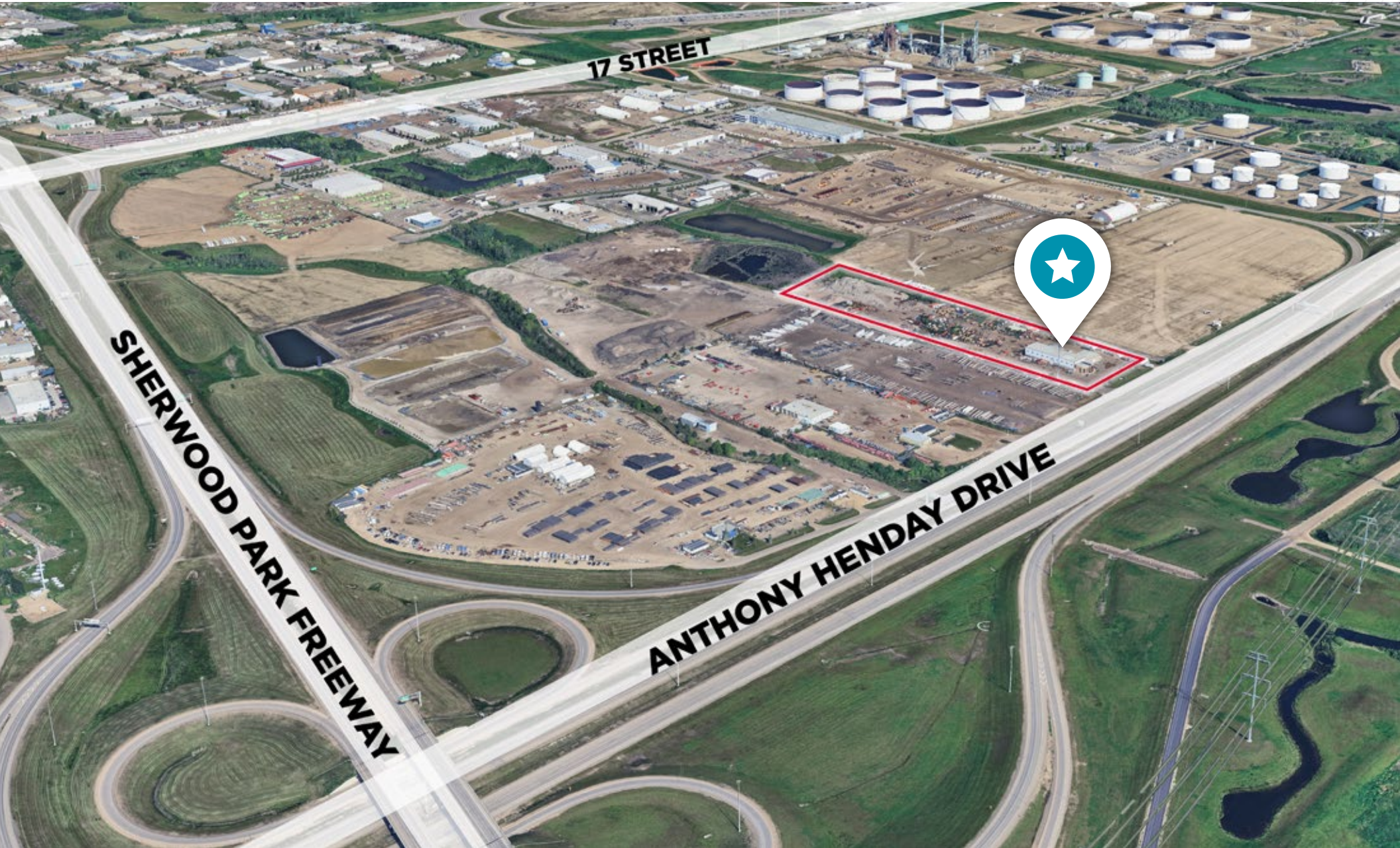
AERIAL



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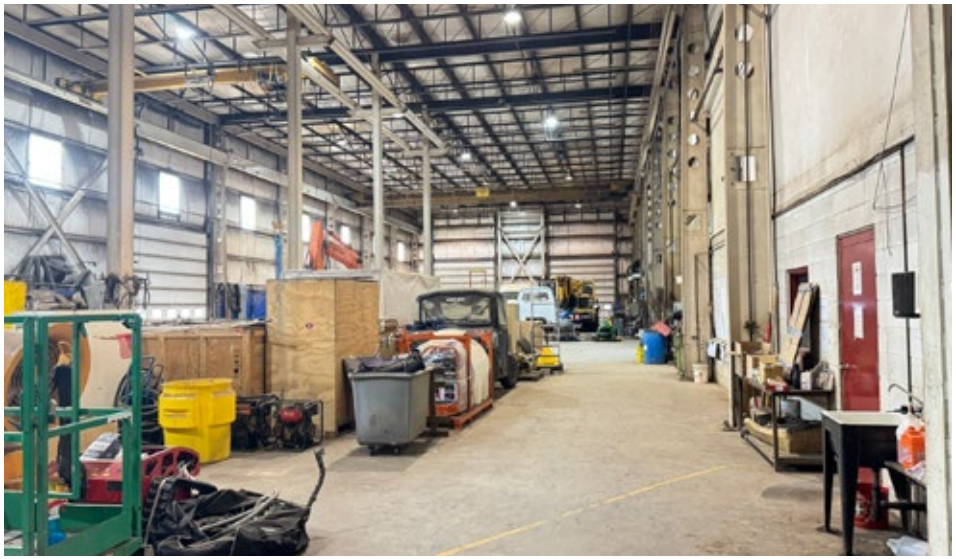
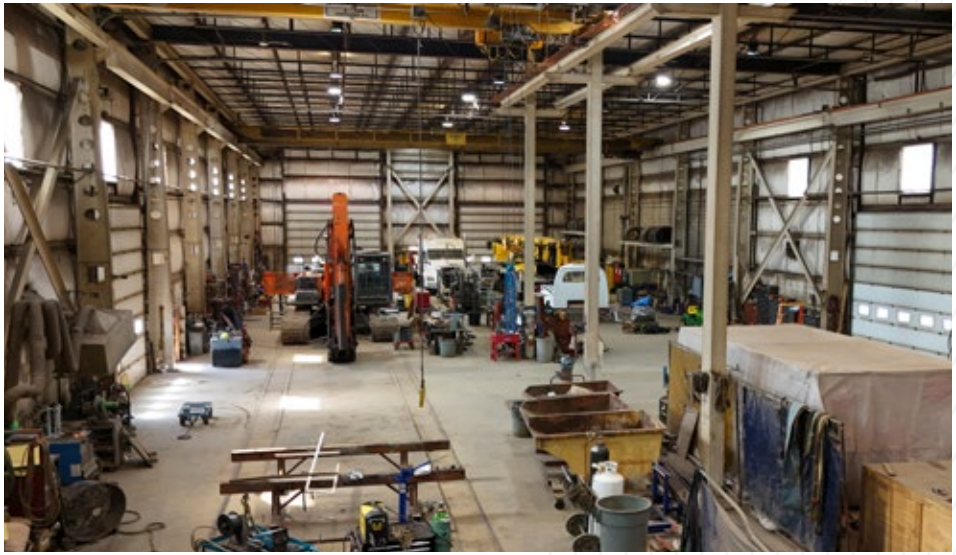
Interior Photos





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