

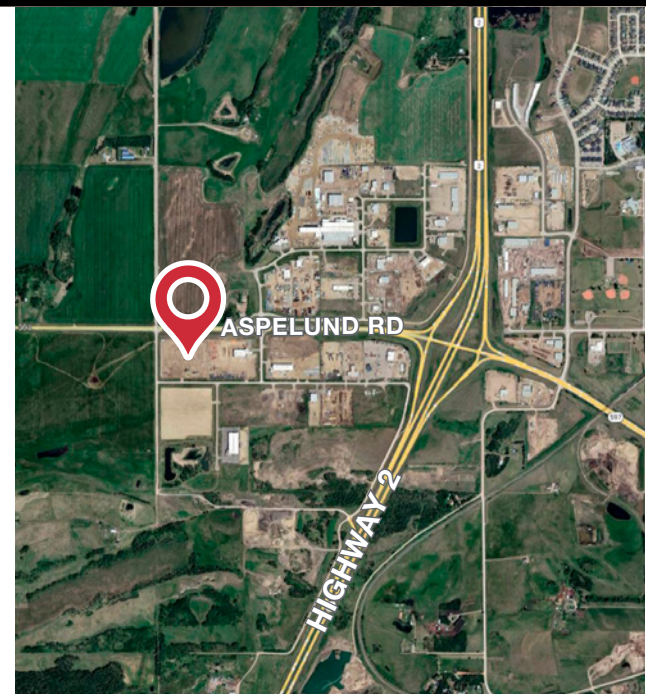


**13.76 ACRES  
INDUSTRIAL LAND**

**27323-144, TOWNSHIP RD 394, BLACKFALDS, AB**

## PROPERTY HIGHLIGHTS

- 13.76 acres of industrial land available for sublease located in Aspelund Industrial Park, Lacombe County
- Fully fenced and secured site
- Fully graveled
- 2,000 sq.ft.± cold storage building onsite
- Site is just west of Blackfalds, situated along the QEII north of the Aspelund Road/Highway 597 junction. The location is easily accessible from Red Deer



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**27323-144, TWP RD 394**  
BLACKFALDS, ALBERTA

**FOR SUBLEASE**  
Blackfalds Industrial Land



## ADDITIONAL INFORMATION

SIZE	13.76 acres
LEGAL DESCRIPTION	Plan 1425076, Block 2, Lot 2
ZONING	IB (Business Industrial)
AVAILABLE	Immediately
NET LEASE RATE	\$1,500 per acre per month
PROPERTY TAXES	\$30,902.78 (2022)
SUBLEASE EXPIRY	Sept 30, 2026



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