

7407 Township Road 485, Drayton Valley

4,600 sf For Lease

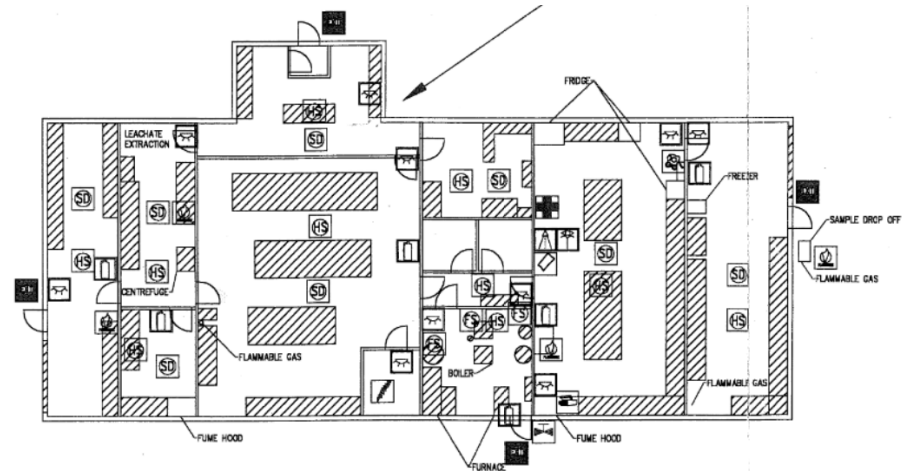


**EXCELLENT OPPORTUNITY TO LEASE STAND
ALONE OFFICE AND LAB BUILDING**

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cresa 

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Space Profile

Premises:	4,700 sf
Yard Size:	0.70 Acres
Availability:	Immediately
Net Asking Rate:	Market
Term:	Negotiable
Zoning:	Rural Industrial
2020 Taxes:	\$3,305.15 per year

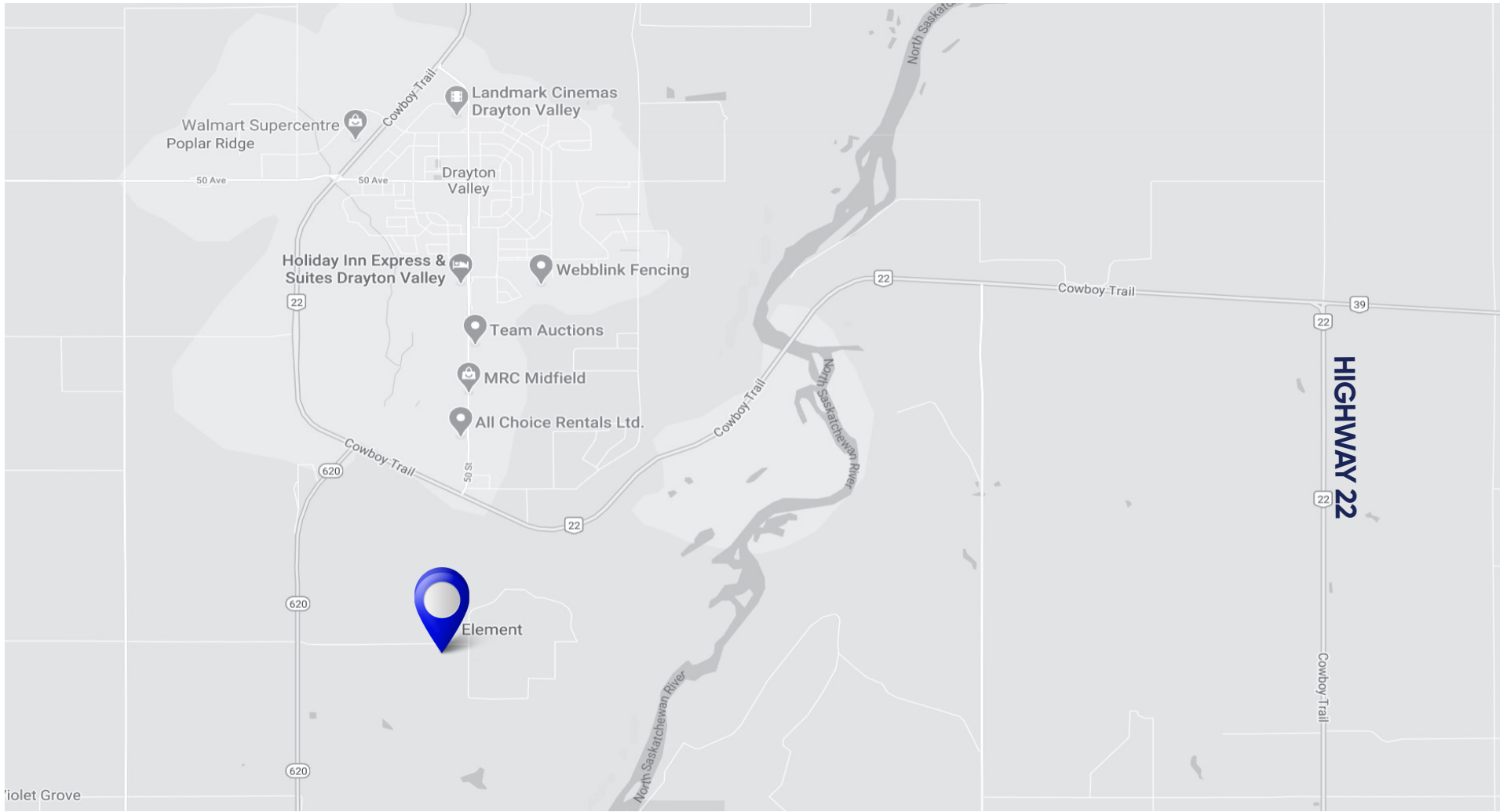
Building Information

HVAC:	Hood Fans and A/C
Loading:	Grade

Features & Amenities

- Standalone office and lab building, with excess yard and parking
- Two (2) fume hoods, gas lines and corrosive/ flammable chemical storage areas
- 8 minutes south of Drayton Valley

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Agent Information

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