# **\$0 - 75 Shep Street, Spruce Grove**

MLS® #E4394822

### \$0

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce Grove, AB

Discover a prime industrial opportunity in Spruce Grove with these versatile office/warehouse bays totaling approximately 2,400 sq.ft. for lease. Featuring 12' x 14' grade level overhead doors, 18' ceilings, and bonus storage mezzanine space, this property is ideal for a range of industrial uses under General Industrial Zoning. Conveniently located just off Parkland Highway and within 10 minutes of Anthony Henday Freeway, it offers exceptional accessibility and connectivity. Whether for manufacturing, distribution, or storage needs, seize the chance to elevate your business operations in this strategically positioned space.

Built in 1990

#### **Essential Information**

MLS® # E4394822

Bathrooms 0.00 Acres 0.00 Year Built 1990

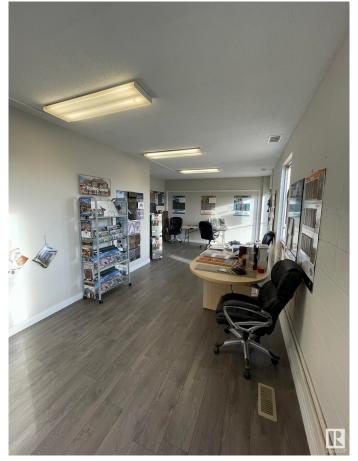
Type Industrial

Status Active

# **Community Information**

Address 75 Shep Street
Area Spruce Grove





Subdivision Shep Industrial Park (Spruce Grove)

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 3A7

## **Exterior**

Exterior Concrete, Mixed Construction Concrete, Mixed

## **Additional Information**

Date Listed June 27th, 2024

Days on Market 306

Zoning Zone 91

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Listing information last updated on April 29th, 2025 at 12:32am MDT