

# \$9 - 5201a 63 Street, Lloydminster

MLS® #A2230244

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Glen E. Nielsen Industrial Park, Lloydminster,  
Alberta

Warehouse space located in Glen E Nielson Industrial Park. This lease space has a dock door for offloading freight into the warehouse location near the SE corner of the lease space. Landlord is willing to provide a shared yard space if required by the tenant behind the building. There is approximately 3583 square feet of main floor lease space which includes three offices on the front of the building with two additional rooms for file and boardroom/meeting room. There are two bathrooms located off the rear warehouse space and a shipping receiving office located off the rear warehouse and one additional office for storage. The front office and entry space is approximately 1700 square feet +/- and the rear warehouse are is approximately 1800 square feet +/- . Warehouse has 19' high ceilings and there is additional 993 square feet of mezzanine (at no additional cost to lease agreement) for additional storage as needed by a tenant. There are 4 dedicated paved parking stalls at the front of the building.

Built in 1985

## Essential Information

MLS® #	A2230244
Price	\$9
Bathrooms	0.00



Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	5201a 63 Street
Subdivision	Glen E. Neilsen Industrial Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2E7

### Interior

Heating	Floor Furnace
Cooling	Central Air

### Additional Information

Date Listed	June 11th, 2025
Days on Market	17
Zoning	I1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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