

\$0 - 75 Shep Street, Spruce Grove

MLS® #E4463348

\$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.

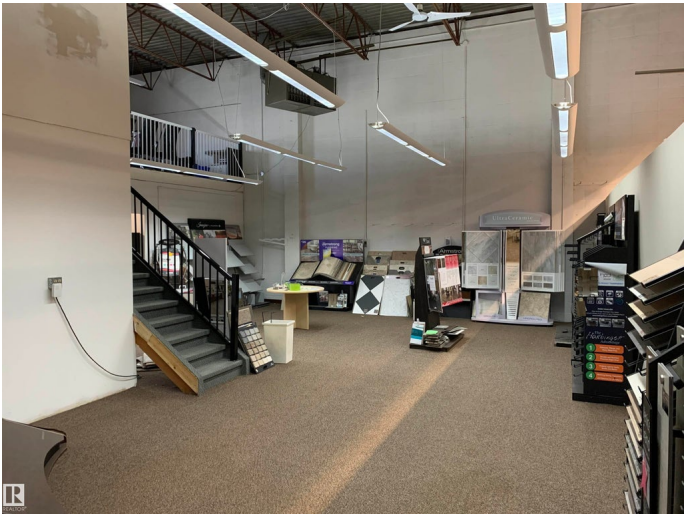
Built in 1990

Essential Information

MLS® #	E4463348
Lease Rate	\$11
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	Mixed
Construction	Mixed

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 11:02pm MDT