

FOR SALE:

Industrial Building

WARDROP ENGINEERED STEEL BUILDING
354 FT X 168 FT CRANE-SUPPORTING INDUSTRIAL FACILITY

HEAVY INDUSTRIAL STEEL FRAME
CRANE-SUPPORTING STRUCTURE, LONG-SPAN



LENMARK

A NEW WAY TO BUY USED



Actual facility shown above. Refer to proposal for specifications and included scope.

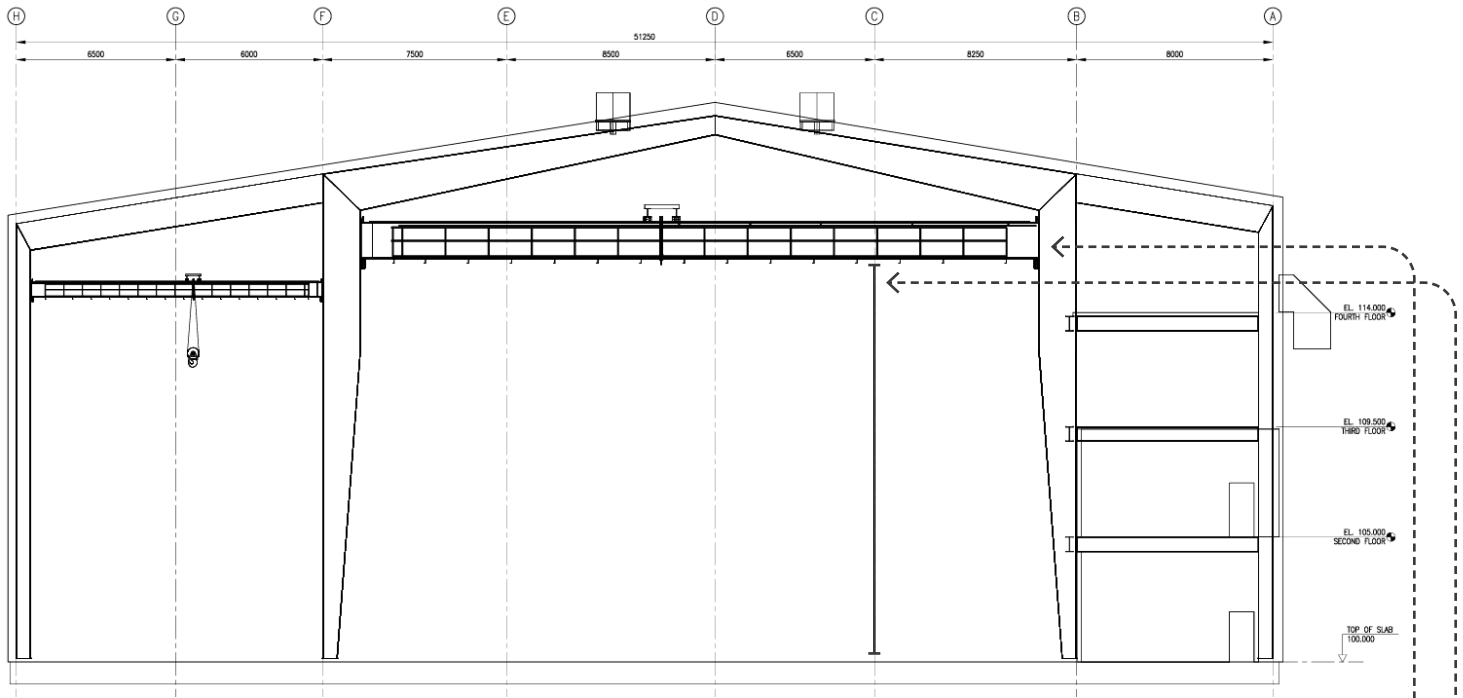
Executive Summary

Lenmark Industries is offering a large-scale engineered steel building package designed for demanding mining and heavy industrial applications.

Originally engineered by Wardrop, this crane-supporting industrial structure features approximately 59,472 sq ft of floor area, high-clearance bays, integrated overhead crane systems, and heavy snow-load capability. The structure is well-suited for mine maintenance, processing infrastructure, fabrication, warehousing, and remote northern operations.

Ideal Applications

- Expansion of existing mine infrastructure
- Truck and shovel maintenance shops
- Remote mining developments
- Mine maintenance facilities
- Process and mill buildings
- Crusher and conveyor infrastructure
- Heavy fabrication facilities
- Industrial warehousing
- Material handling operations



Building Specifications

General Dimensions

Building Length	354 ft
Building Width	168 ft
Centre Eave Height	61 ft
Building Area	59,472 sq ft
Main Hook Clearance	50 ft

Crane Systems

Main Crane Bay

Crane Cap.	25,000kg + 5,000kg auxiliary
Approximate Span	98 ft
Hook Clearance	50 ft
Runway Length	354 ft

Secondary Crane Bay

Crane Capacity	10,000kg
Approximate Span	30 ft
Hook Clearance	40 ft
Runway Length	354 ft

Structural Steel Overview

Structural Steel Weight	2.7M – 3.4M lbs
Approximate Steel..	1,350,000–1,700,000kg

The structure was originally engineered for heavy industrial service, including crane loading requirements, tall clearances, and high snow-load engineering criteria.

Building Features:

Heavy industrial steel frame
Crane-supporting structure
Clear-span industrial bays
Multi-bay configuration

High-clearance center section
Engineered for heavy snow loads
4-inch insulated wall and roof panels

CAPITAL COST COMPARISON

option one

Existing Engineered Building Package

Building Purchase
\$2,500,000

Dismantling & Transportation
\$2,300,000*

Re-Erection / Setup
\$2,500,000*

Engineering & Site Adaptation
\$100,000*

Concrete Slab & Footings
\$1,000,000*

Total Estimated Project Cost
\$8,400,000*

Estimated Cost:

Approximately \$142/sq ft

Potential Capital Savings

Estimated Savings:
\$8,150,000+*

Representing Roughly:
44% lower capital cost*

**estimated when compared to constructing a comparable new crane-supporting industrial facility.*

Actual facility shown to the right.

option two

Comparable New Construction

New Structural Steel Package
\$10,500,000*

Crane Package
\$750,000*

Insulation & Building Envelope
\$1,800,000*

Building Erection
\$2,500,000*

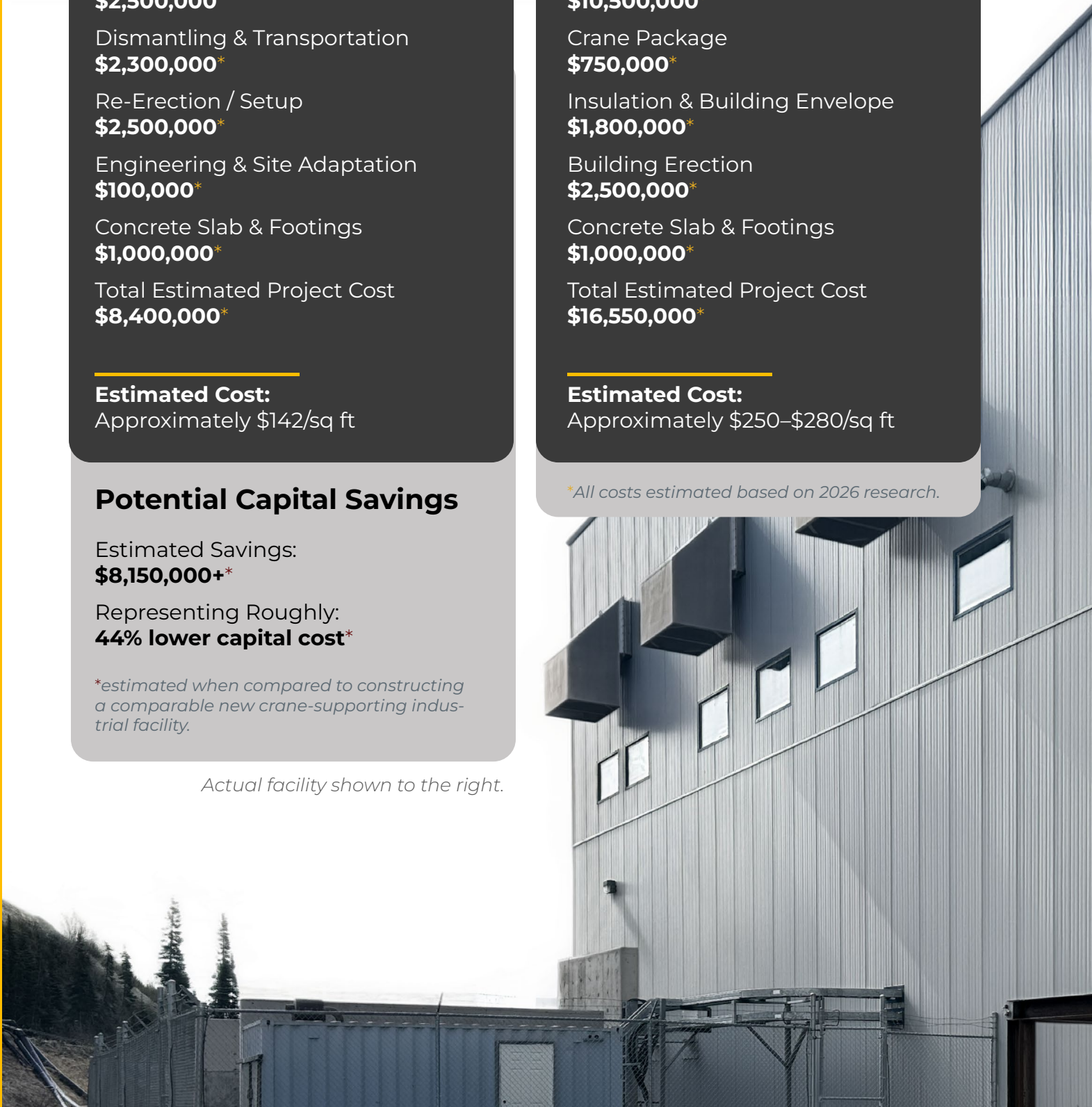
Concrete Slab & Footings
\$1,000,000*

Total Estimated Project Cost
\$16,550,000*

Estimated Cost:

Approximately \$250–\$280/sq ft

**All costs estimated based on 2026 research.*





Facility cranes shown above.

Project Advantages

Accelerated Project Schedule

Acquiring an existing engineered structure can help reduce engineering lead times, structural steel fabrication schedules, procurement delays, and overall project deployment timelines.

Heavy Industrial Design

Unlike conventional pre-engineered commercial buildings, this structure was engineered specifically for heavy industrial service and overhead crane operations.

Ideal for Northern & Remote Projects

The modular structure design supports dismantling, transportation, and relocation to remote project sites such as Yukon, Northwest Territories, Northern British Columbia, Alberta oil sands, Arctic resource projects, and remote mining operations.

Scope of Supply

The building package includes:

- Primary structural steel
- Columns and rafters
- Crane-supporting framework
- Crane runway systems
- Structural bracing
- Secondary structural components
- Insulated wall and roof panels

Available documentation includes:

- Layout and engineering documentation
- Structural drawings
- Building elevations
- Pre-erection drawings

Why Choose Lenmark?

Lenmark Industries helps industrial and mining operations source, coordinate, and redeploy large-scale infrastructure across North America.

We understand that projects like this involve more than purchasing steel. Engineering coordination, dismantling, transportation, site access, crane systems, remote logistics, and project timing all need to align to keep industrial projects on schedule.

Our team works with mining companies, fabricators, processors, and industrial contractors to help reduce capital costs, shorten procurement timelines, and simplify complex industrial relocations.

Project Support Services:

Crushers and mill systems
Material handling equipment
Industrial dismantling coordination
Heavy-haul logistics and export services

Complete plant relocations
Structural steel packages
Process equipment supply
Power generation systems

Contact

Building Listing:

For pricing, engineering documentation, inspection arrangements, or relocation planning, please contact Lenmark Industries directly.

Industrial Sales



604 449 1880



sales@lenmark.com

Monday - Friday: 7:30 AM - 4:30 PM
Saturday - Sunday: By Appointment



www.lenmark.com

Project Assumptions & Conditions

- *Building offered subject to prior sale*
- *Pricing excludes taxes unless otherwise stated*
- *Final scope subject to engineering review and onsite verification*
- *Purchaser responsible for foundation engineering and local code compliance*
- *Transportation and dismantling costs subject to final project location and logistics review*



Contact Us

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