



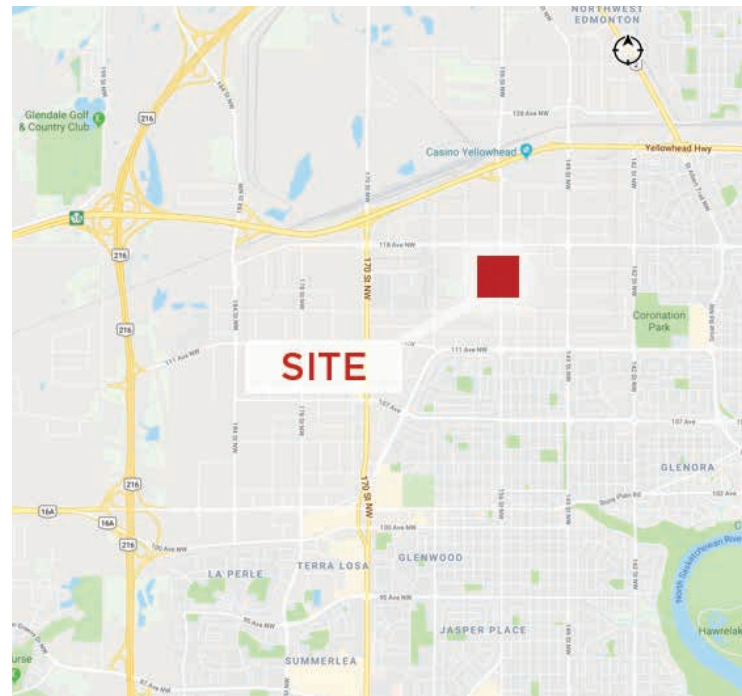
Multiple Bays Available
Variety of Loading Configurations

Property Highlights

- Close to major roadways including Yellowhead Trail, Anthony Henday, 170 Street and 118 Avenue
- Bays ready for tenant improvements
- Below market operating costs

Building Features

Neighbourhood: Alberta Park Industrial
Zoning: IM - Medium Industrial



Adrian Ambrozuk
Associate Partner
780 733 6406
adrian.ambrozuk@cwedm.com

Kennedy Munro
Associate
780 670 3042
kennedy.munro@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

	Unit 15723/27	Unit 15731	Unit 15751	Unit 15767
Size:	9,474 SF	4,720 SF	4,720 SF	3,260 SF
Loading:	(2) 10' x 12' Dock (1) Grade	10' x 12' Dock	10' x 12' Dock	12' x 14' Grade
Lease Rate:	\$10.00 per SF	\$11.00 per SF	\$11.00 per SF	\$12.00 per SF
Clear Height:	21'6"	21'6"	21'6"	22'6"
Power:	TBV by Tenant			
Op. Costs (2024 Est):	\$3.76 per SF			
Availability:	July 1, 2024	Immediately	Immediately	Immediately
Features:	End-cap unit with approximately 825 SF office area plus concrete storage mezzanine (not included in the GLA)	Move in ready small bay distribution space, featuring approximately 350 SF of office space.	Currently open concept area with one over sized office, office washroom & shop washroom. Office space is approximately 700 SF	Ready for tenant improvements. Office space is approximately 675 SF.
				LEASED

Aerial



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