

FOR SALE/LEASE

WHITEMUD INDUSTRIAL PARK FREESTANDING INDUSTRIAL BUILDINGS

5035 & 5033 28 Street NW,
Edmonton, AB

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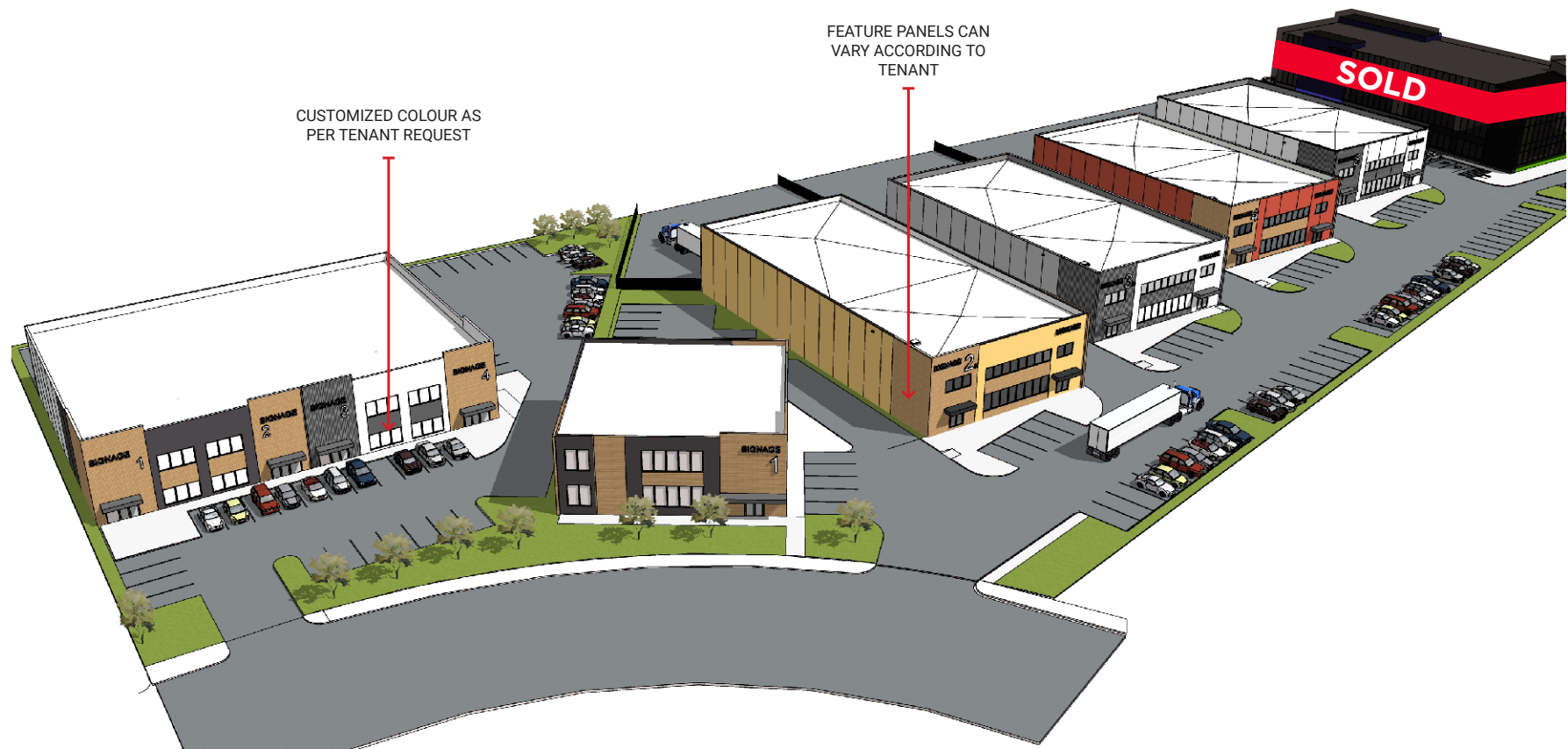
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WHITEMUD INDUSTRIAL PARK FREESTANDING INDUSTRIAL BUILDINGS

OPPORTUNITY

- Now available for Lease
- Edmonton's newest freestanding condo project. Flexible freestanding industrial footprints from 10,485 SF to 13,980 SF
- Have pride of ownership with these brand new precast concrete buildings
- Well located with high-visibility to Whitemud Drive
- Grade loading
- Buildings 2 & 3 are vertical and ready for owner improvements, with construction on remaining buildings underway
- Contact Cushman & Wakefield Edmonton today to take advantage of introductory pricing!
- Flexible Vendor financing terms available





PROPERTY DETAIL

ADDRESS:	5035 & 5033 28 Street NW, Edmonton, AB
NEIGHBOURHOOD:	Southeast Industrial
ZONING:	BE (Business Employment)
LOADING:	(2) 12' x 14' / building
CLEAR HEIGHT:	30'6"
HEATING:	Vendor to provide unit heater for warehouse portion
PANELS:	Precast concrete supplied by Alberta Precast Products
MEZZANINE:	Structural, steel deck with concrete topper
FLOORS:	6" reinforced, with ability to customize for purchasers

BUILDING	1 - Office	2	3	4	5	7
MAIN FLOOR	5,625 SF	12,000 SF	10,500 SF	9,750 SF	9,000 SF	Bay A: 3,580 SF Bay B: 3,623 SF Bay C: 3,625 SF Bay D: 3,580 SF
MEZZANINE	5,625 SF	1,980 SF	1,733 SF	1,609 SF	1,485 SF	Bay A: 1,095 SF Bay B: 1,095 SF Bay C: 1,095 SF Bay D: 1,015 SF
TOTAL SF	11,250 SF	13,980 SF	12,233 SF	11,359 SF	10,485 SF	Bay A: 4,675 SF Bay B: 4,718 SF Bay C: 4,718 SF Bay D: 4,595 SF
SALE PRICE	Market	\$3,660,000	\$3,200,000	\$2,970,000	\$2,750,000	\$295 per SF
LEASE RATE		\$14 per SF	\$14 per SF	\$14 per SF	\$14 per SF	



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