

FOR SALE/LEASE

**FREESTANDING
INDUSTRIAL
BUILDING ON
2.75 ACRES**

6120 & 6150 Davies Road NW,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Ian Stuart
Associate
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ian.stuart@cwedm.com

Royce Johnson
Associate
780 702 2950
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THE OPPORTUNITY

- Newly improved office/showroom area.
- Paved parking and large fully fenced, graveled yard.
- Dock and Grade Loading
- Proximity to major arterials 75th Street, Roper Road, Argyll Road and Whitemud Drive.
- Public Transit Oriented Property. Convenient access to bus routes and Light Rail Transit (Davies LRT Station)
- Drive aisle access to Yard on SW side of the Property.

DAVIES LRT LINE

DAVIES LRT STATION

DAVIES ROAD

75 STREET

WHITEMUD DRIVE



PROPERTY DETAILS

MUNICIPAL ADDRESS
6120 & 6150 Davies Rd NW,
Edmonton, AB

LEGAL DESCRIPTION
Plan 6214NY19 Block 19 Lot 10 & 11

YEAR BUILT
1979, addition in 1990

MARKETING
Davies Industrial West

SITE RATIO
12%

BUILDING SIZE
14,500 SF

POWER
TBC

LOADING DOORS
1-9'x12' dock loading door with leveler
2-12'x10' OH grade loading doors
3-14'x20' OH grade loading doors

LIGHTING
Fluorescent

HEATING
Gas fired Unit Heaters & Radiant Tube
A/C in Office

SUMP
Two Stage Sump

CRANE
(1) 3 ton, (3) 5 ton bridge

CLEAR HEIGHT
24' Clear (20' underhook)

ZONING
(IM) Medium Industrial

CONSTRUCTION
Concrete Block

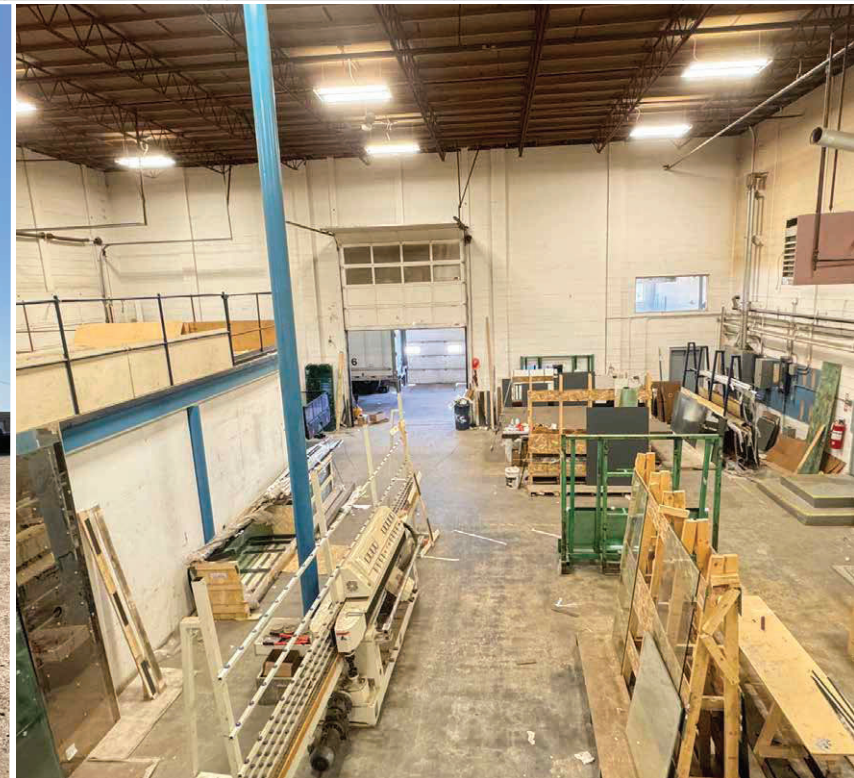
DOWNDRAFT FANS
Yes

LEASE RATE
16.50 per SF

SALE PRICE
\$4,050,000.00

TAXES
\$91,985.71 (2024)

AVAILABILITY
Immediate



SITE PLAN

