

Freestanding Industrial Warehouse

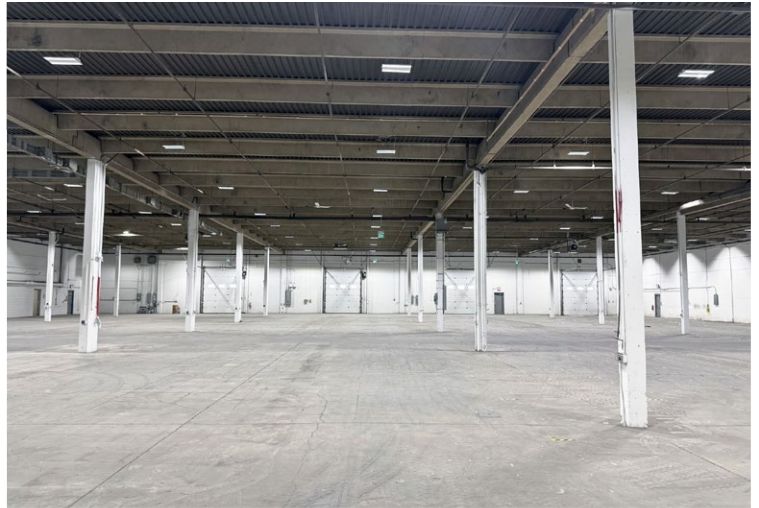
1919 - 84th Avenue
Edmonton, Alberta
www.cbre.ca

Dock And Grade Loading On 3.67 Acres



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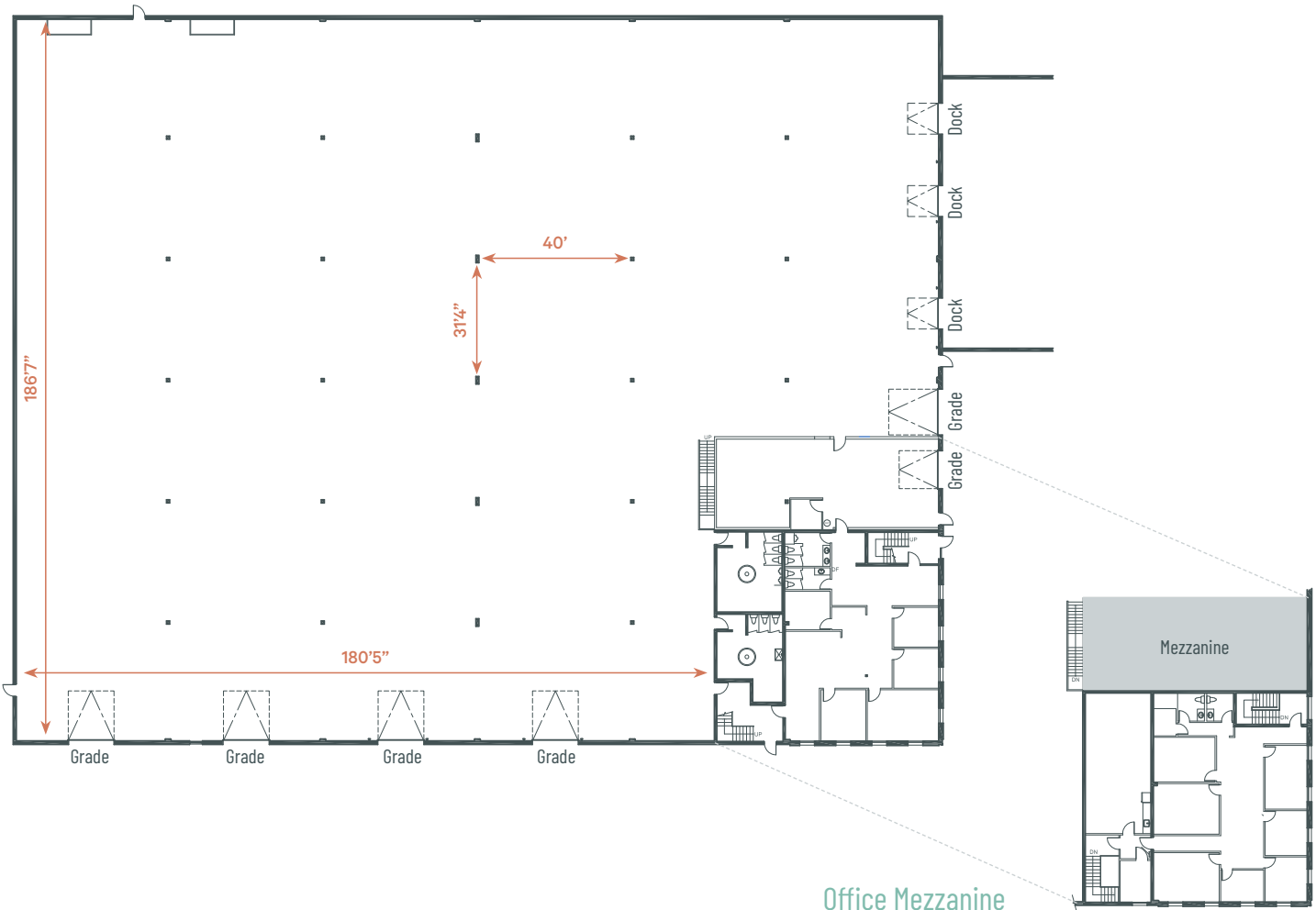
This 48,599 sq. ft. freestanding industrial warehouse is situated on 3.67 acres providing direct exposure to Sherwood Park Freeway. The building has solar capabilities and features dock level loading doors on the east elevation, and drive in doors on both the south and east elevations allowing the building to load out of both sides. The yard is fully fenced and secured, ideal for outdoor storage.

Legal Address	Plan 2877TR; Block 1; Lot 6	
Zoning	IM - Medium Industrial	
Year Built	1975	
Building Size	Main Floor Office	2,528 sq. ft.
	Second Floor Office	3,293 sq. ft.
	Shop	42,778 sq. ft.
	Total	48,599 sq. ft.
Site Size	3.67 Acres	
Dock Loading	(3) 8' x 8' with levelers	
Grade Loading	(1) 10' x 10' electric	
	(5) 12' x 14' electric	
Construction	Concrete block	
Column Spacing	31'4" x 40'	
Ceiling Height	20' clear	

Power	800 amp, 347/600 volt, 3-phase, 4-wire <i>*To be confirmed</i>
Heating	Forced air
Lighting	LED
Sprinklers	Yes
Fenced	Fully fenced and secured yard
Sumps	Yes
Air Make-Up	TBC
Op Costs (2024)	\$2.33 per sq. ft. / annum (self-managed)
Property Taxes (2024)	\$1.69 per sq. ft. / annum
Lease Rate	Starting at \$9.50 per sq. ft. / annum
Available	Immediately

Floor Plan

Main Floor



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For Lease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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