

Industrial Facility

3403 - 74th Avenue
Edmonton, Alberta
www.cbre.ca

±34,404 sq. ft. on 3.76 acres



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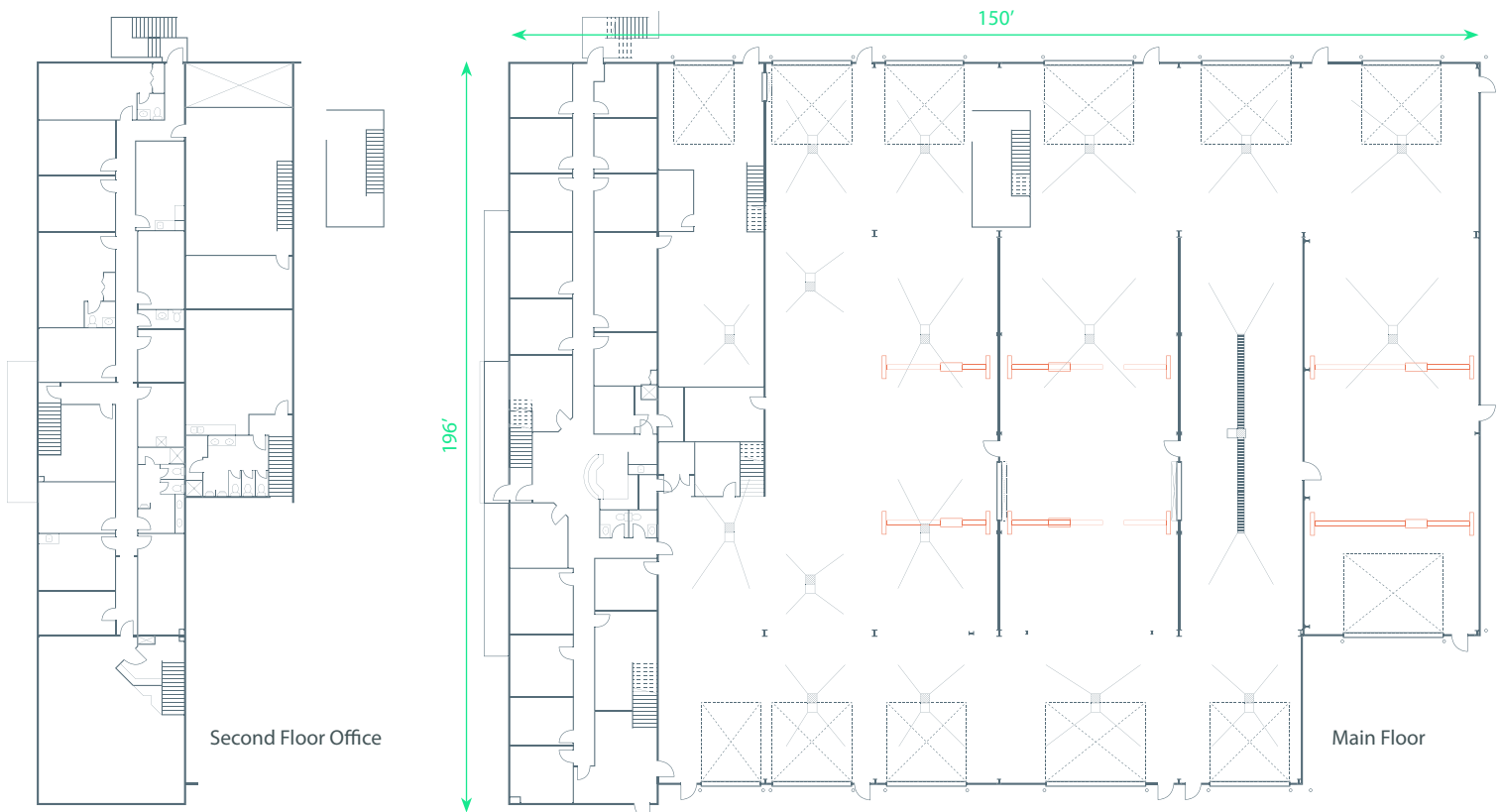
Industrial Facility on 3.76 Acres

Great location in the Weir Industrial area in close proximity to Sherwood Park Freeway and Whitemud Drive. The building includes drive-thru bays with oversized doors, an exhaust removal system, and new LED lighting. Situated on 3.76 acres, the property features a low site coverage ratio.

For Sale / Lease

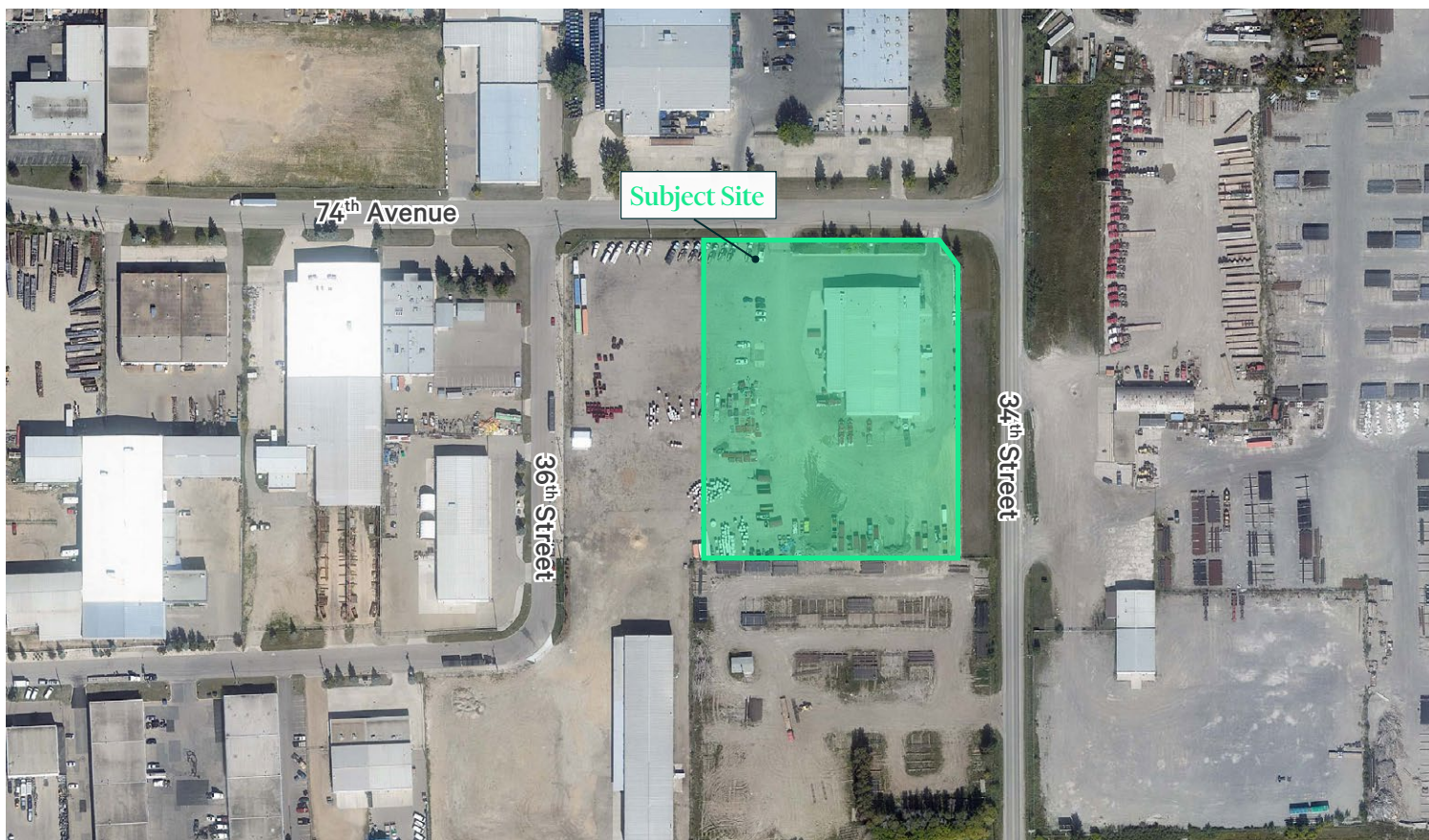
Legal Address	Plan 7821234; Block 8; Lot 1		Heating	Warehouse: Office:	Forced air units & radiant tube HVAC
Zoning	IB - Business Industrial		Lighting	T5 and metal halide	
Year Built	1993/1998/2004		Sprinklers	Yes	
Site Size	3.76 acres		Fenced Yard	Rear graveled	
Available Area	Office:	±13,124 sq. ft.	Parking	Paved parking at the front of the building	
	Warehouse:	±21,280 sq. ft.			
	Total:	±34,404 sq. ft.			
Grade Loading	(1) 12' x 14' (1) 12' x 16' (8) 16' x 16' (2) 20' x 26'		Sumps	Yes	
Construction	Steel frame metal clad		Cranes	(6) 5-ton bridge cranes	
			Lease Rate	\$11.50 per sq. ft. / annum	
			Taxes (2021)	\$119,524.48	
Ceiling Height	28' at peak; 20' at eaves		List Price	\$6,250,000.00	
Power	600 amp, 400 volt, 3 phase		Available	April 1, 2022	

Floorplan



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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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