



**CUSHMAN &
WAKEFIELD**

Edmonton

FOR SALE/LEASE

DIGITAL MACHINE

5303 - 36 STREET,
EDMONTON, AB



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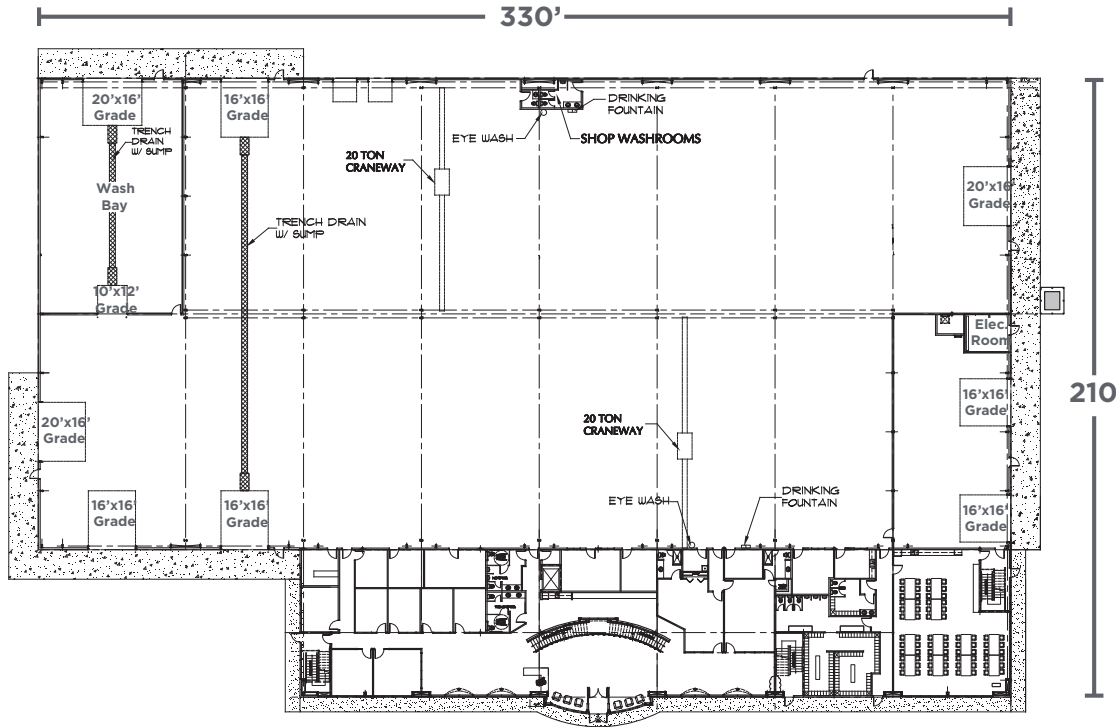
PROPERTY HIGHLIGHTS

- Located in the desirable Pylypow Industrial Park in south east Edmonton.
- State of the art Stand Alone manufacturing facility built in 2015
- Easily accessible to high load corridor Roadways
- 1 Drive through bay with trench drains
- Double Compartment Sump at each overhead door
- Built in Oil interceptor
- Heavy Power (2000 AMP/600 VOLT)
- 2 x 20 ton overhead cranes 80' wide and 23' underhook
- Wash Bay with trench drains
- Male and Female Changerooms
- Great Exposure along 34th Street and Whitemud Freeway
- Potential to install dock loading.
- large yard area
- 2 Stage Make-Up Air Unit (Stage 1-25,000 CFM, Stage 2-50,000 CFM) with gas detection system in place

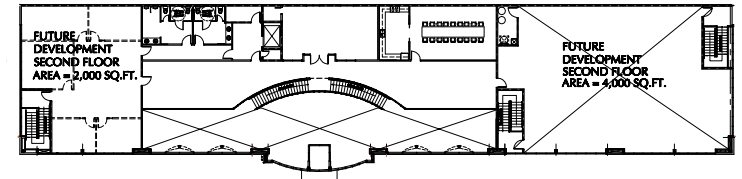


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



PROPERTY DETAILS

Municipal Address:	5303 - 36 Street, Edmonton, Alberta
Legal Description:	Plan 0728939, Block 27, Lot 3
Year Built:	2015
Market:	BE
Site Size:	6.97 Acres
Main Floor Office:	12,222 SF
Second Floor Office:	9,833 SF
Warehouse:	52,800 SF
Total:	74,855 SF

Power:	2000 AMP / 600 VOLT
Loading Doors:	Grade: 2-20'x16' and 5-16'x16'
Lighting:	T-5
Lease Rate:	Market
Sale Price:	\$18,500,000
Availability:	Negotiable



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