



FOR SALE

EXCEPTIONAL INDUSTRIAL SITE

16908 - 128A Avenue, Edmonton AB

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43,058 Sq. Ft. on 2.79 Acres

This distinctive 2-building industrial complex has an impressive lists of features, with modern offices and a highly functional layout that will accommodate a wide variety of business requirements.



PROPERTY HIGHLIGHTS

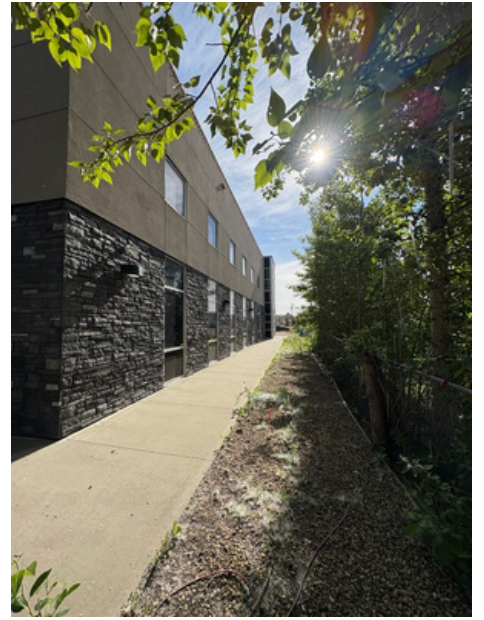
- 2-Building Site With Large Marshaling and Storage Areas
- Large Bay Sizes With 10-Ton Bridge Crane
- Modern Offices with Separately Accessible 2nd Floor
- Secure, Fenced and Gated Yard with Excellent Drainage
- Heavy Power and Air Handling Systems throughout
- Direct access to controlled intersection providing convenient access to major arterials and transportation networks



WEST BUILDING



- 35, 858 Square Feet
- 2 Story Modern Office, 8,358 Sq.Ft. (4,179 per floor)
- 10 Grade-Level Bays
- 5 Bays serviced by 10-Ton Overhead Crane,
- 10th Bay is a dedicated Wash Bay



EAST BUILDING



- 7,200 Square Feet
- 4 Grade-Level Service Bays
- 685 Sq.Ft. Main Floor Shop Office
- Rear Drive-Thru Bay



PROPERTY DETAILS

Sale Price:	Market
Loading - West:	10 - 16'x18' Grade Doors with Bolsters, (10 th Bay is a wash bay)
Loading - East:	4 - 16'x16' Grade Doors with Bolsters, 2 - 14'x14' Drive-Through
Power (TBC):	West: 3 Phase, 600 amp (min.) East: 3-Phase, 1 x 225 amp 347/600v, 1 x 225 amp 120/208v
Crane:	10 Ton OH Bridge Crane servicing 5-bays (13,750 sq.ft.)
Heating:	Radiant Heat Throughout with additional unit heaters, Rooftop HVAC servicing office spaces
Lighting:	LED Lighting Throughout
Drainage:	Sump trench throughout both buildings
Ventilation:	Exterior mounted make-up air systems in both buildings
Fire suppression:	Sprinkler systems throughout both buildings
Zoning:	Medium Industrial (IM)
Subdivision:	Kinokamau Plains Area
Legal Address:	Lot 9, Block 1, Plan 3755RS
Site Size:	2.79 Acres with 32% Site Coverage Ratio
Additional Information:	Data Room access with NDA

ADDITIONAL FEATURES

- Private Offices & Boardroom
- Multiple meeting & Training Rooms
- Locker Room and Gym/Sauna
- Kitchen & Laundry Facilities
- Large storage mezzanine
- Structured Secure Gravel Yard
- CCTV Advanced Security System
- Two Hotsy pressure washers
- Air compressor system
- Secured, 2-level Tool Crib



PROPERTY PHOTOS

WEST BUILDING



PROPERTY PHOTOS

EAST BUILDING

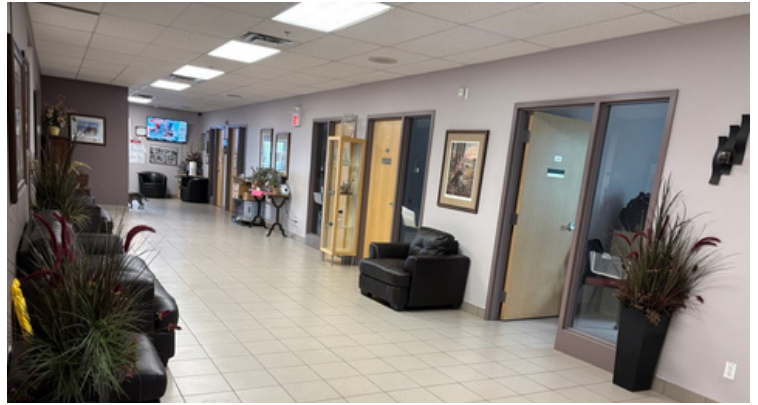


OUTDOOR SPACE

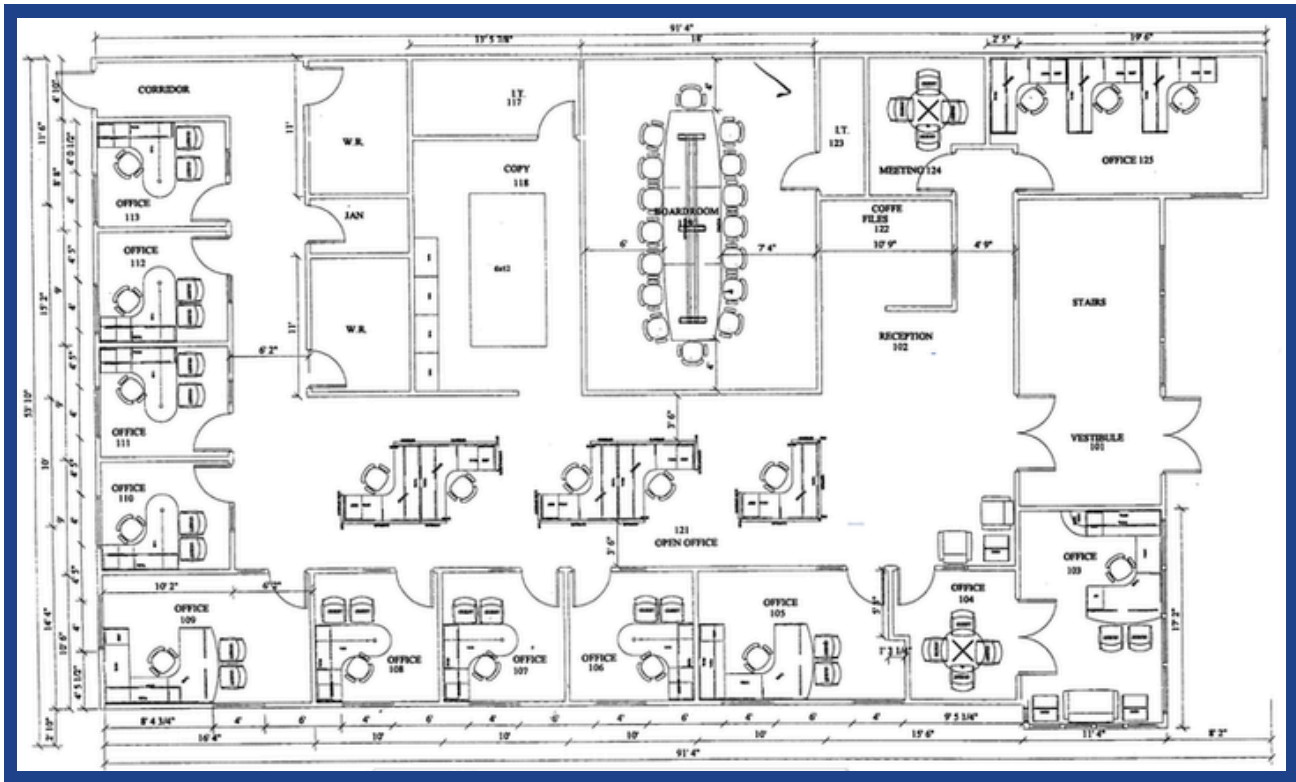


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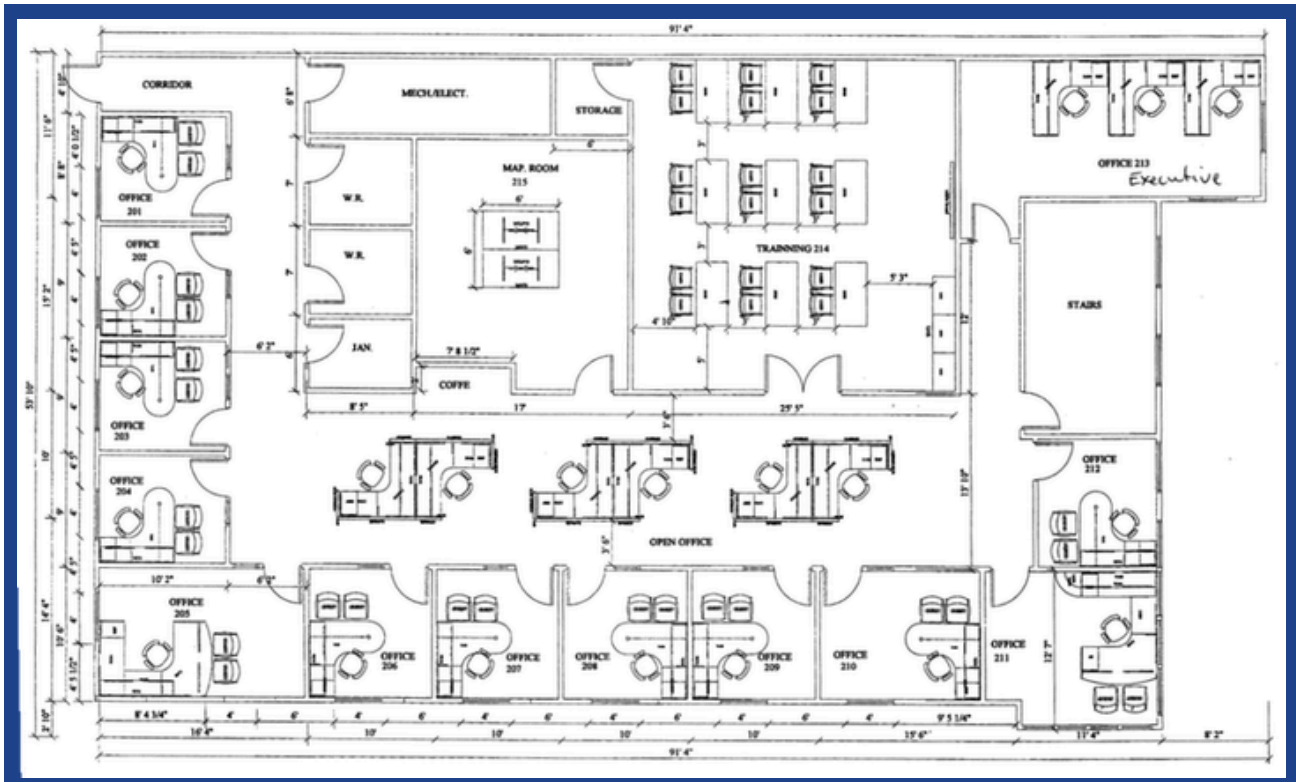
OFFICE SPACE



MAIN FLOOR OFFICE PLAN



SECOND FLOOR OFFICE PLAN



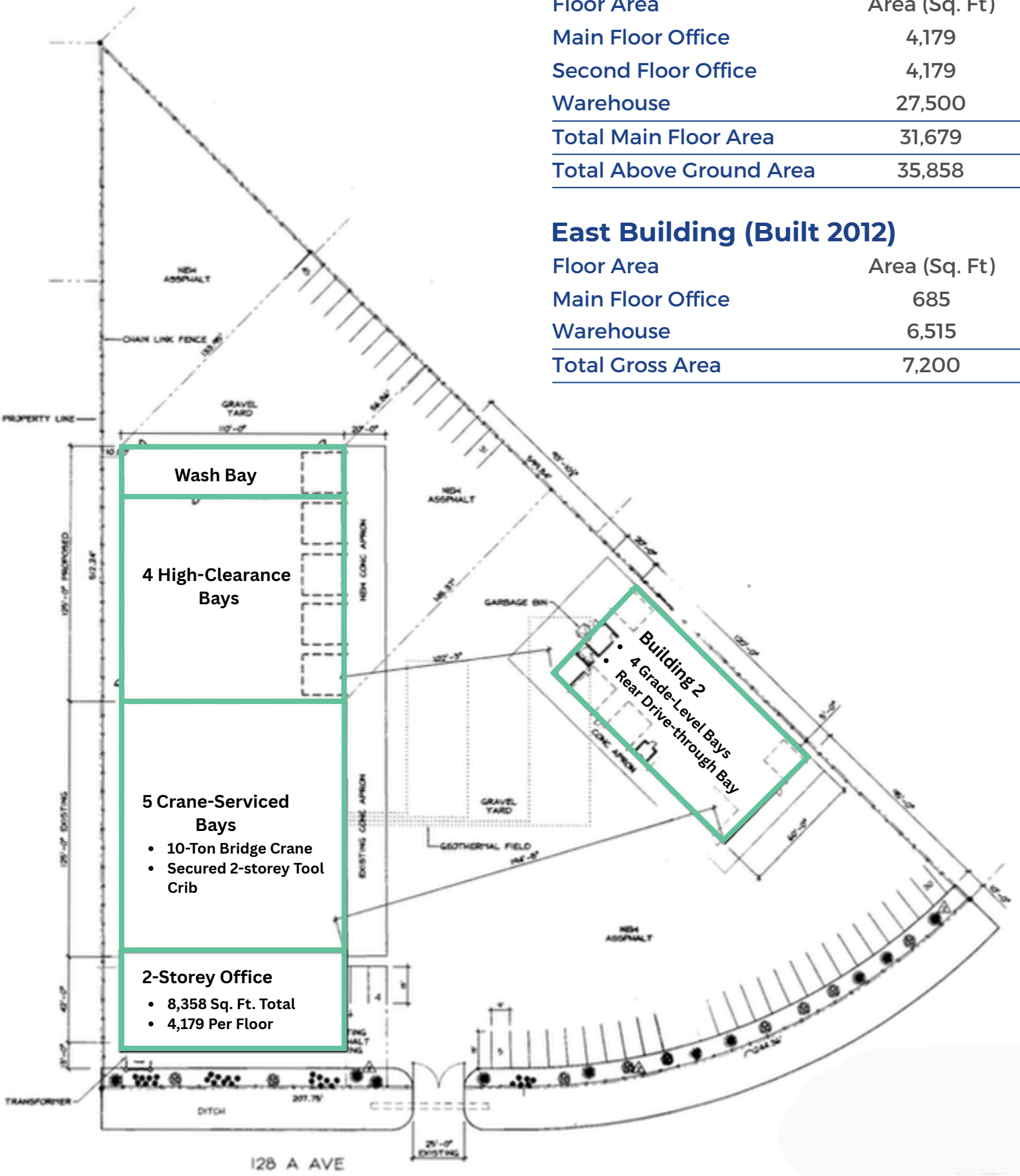
SITE PLAN

West Building (Built 2005 & 2012)

Floor Area	Area (Sq. Ft)
Main Floor Office	4,179
Second Floor Office	4,179
Warehouse	27,500
Total Main Floor Area	31,679
Total Above Ground Area	35,858

East Building (Built 2012)

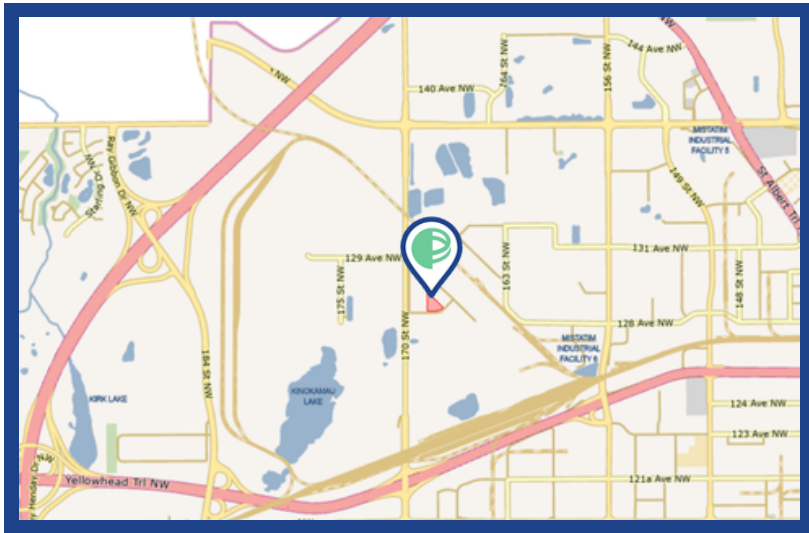
Floor Area	Area (Sq. Ft)
Main Floor Office	685
Warehouse	6,515
Total Gross Area	7,200



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