

FOR LEASE - 3521-56 AVE NW

CLASS A INDUSTRIAL BUILDING

21,430 SF

WITH 0.65 ACRES OUTSIDE STORAGE



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DETAILS + SITE MAP

OPPORTUNITY

The CU56 Avenue building is a premium, modern, distribution building in southeast Edmonton with fenced, secured and paved outside storage, a great functional high-end office build-out, 28' clear ceiling height and highly sought after grade loading. This property has excellent visibility and convenient access to major roadways including Whitemud Drive, Anthony Henday Ring Road, Sherwood Park Freeway and 34 Street.

This property is designed with flexibility to accommodate a variety of tenants including warehousing, distribution, wholesalers, construction, light manufacturing, business support services and showroom users.

SALIENT DETAILS

Municipal Address: 3521 - 56 Avenue NW, Edmonton, AB

Legal Description: Plan 0723598 Blk 27 Lot 2

Zoning: Medium Industrial (IM)

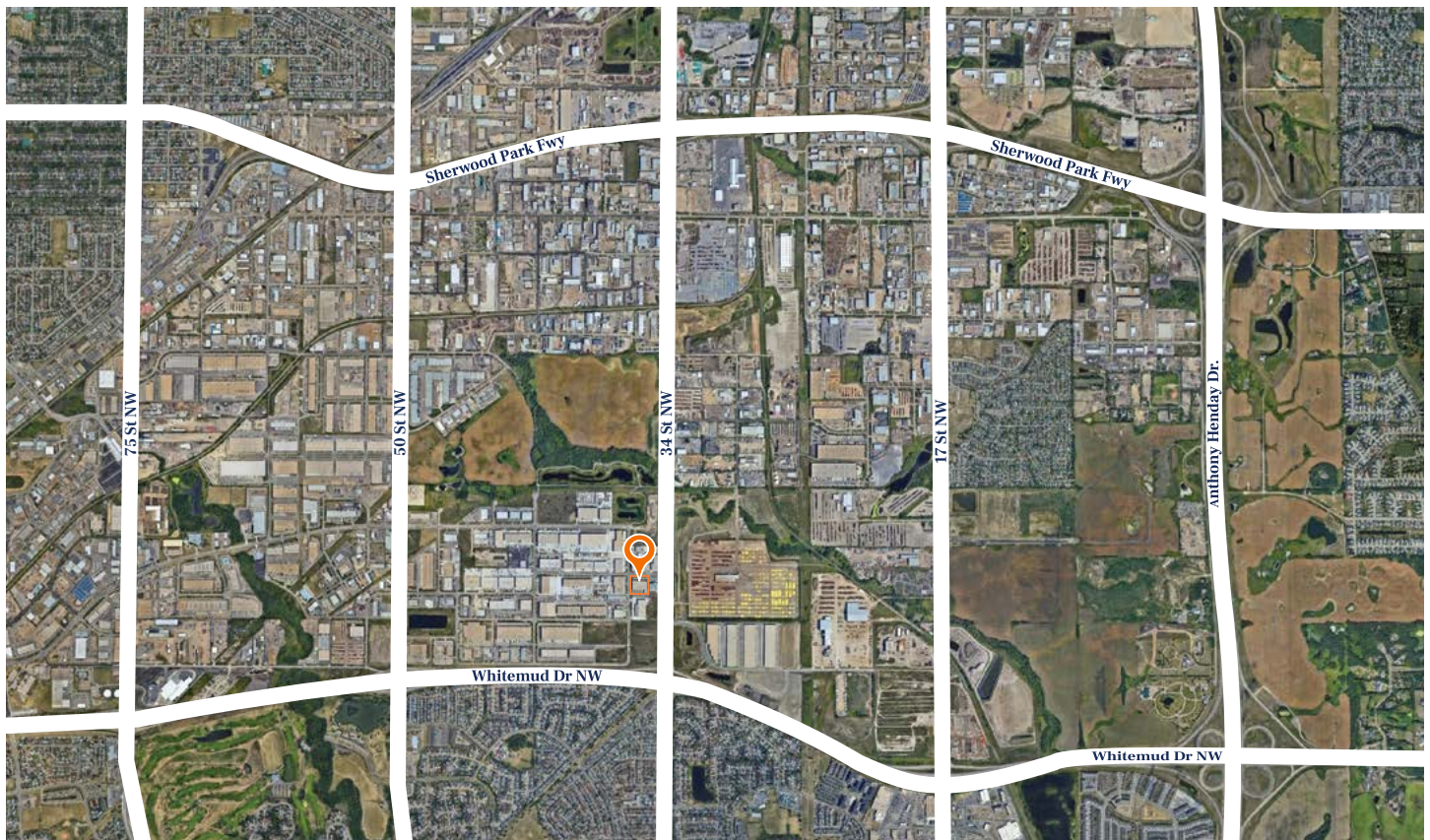
Area: +/- 3.15 Acres

Neighbourhood: Pylypow Industrial

Lease Rate: Market

Additional Rent: \$2.77 PSF Operating Costs
\$3.43 PSF Property Taxes
\$6.20 Total PSF (2024 Estimated)

Availability: Immediately



HIGHLIGHTS - 3521-56 AVE NW



Great Southeast location, close to all major transportation routes



Heavy duty paved and secured yard space



High end office build out



Modern, efficient warehouse with sunshine windows throughout

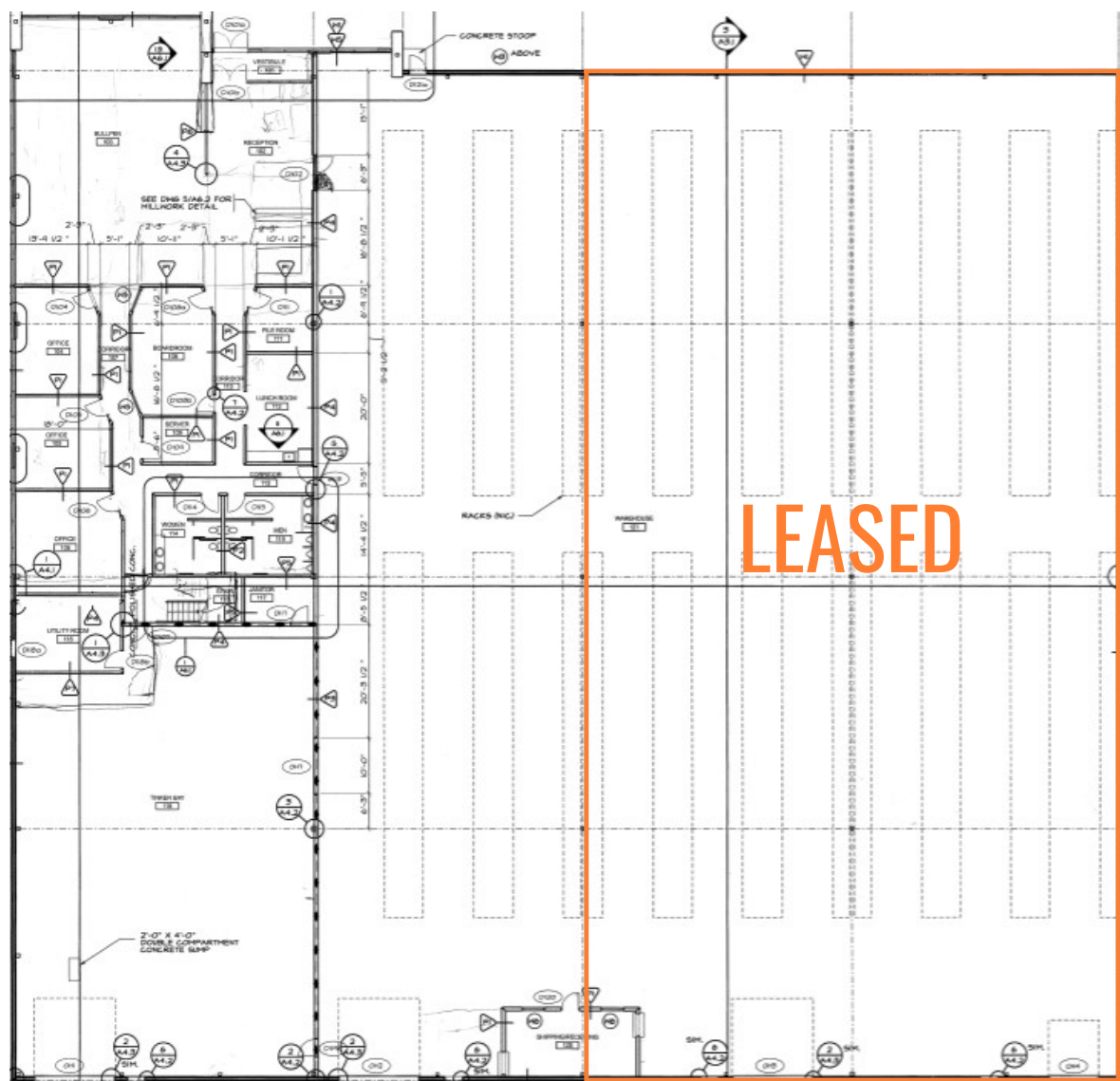


Grade Loading



SPECIFICATIONS - 3521-56 AVE NW

Total Square Feet	+/- 21,430 SF	Loading:	Grade (2) - 14'W x 14'H
Office	+/- 4,750 SF	Clear height:	28'
Office Mezzanine	+/- 2,430 SF	Power:	200 Amp 120/208 Volt 3 Phase 4 Wire (TBC)
Warehouse	+/- 14,250 SF	Dual Compartment Sump:	Yes (1)





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