



FOR LEASE

NEW MULTI-TENANT BUILDINGS

Building A: 9,395 SF - 77,368 SF
Building B: 9,401 SF - 65,519 SF

Buckingham Drive,
Sherwood Park, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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DOCK & GRADE LOADING

AVAILABLE Q1 2025



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Millenium Ridge Retail Centre

LAKELAND DRIVE

SHERWOOD



PEMBINA

SHERWOOD PARK

CANADIAN HYDROVAC

BUCKINGHAM DRIVE

BROADMOOR BLVD

THE OPPORTUNITY



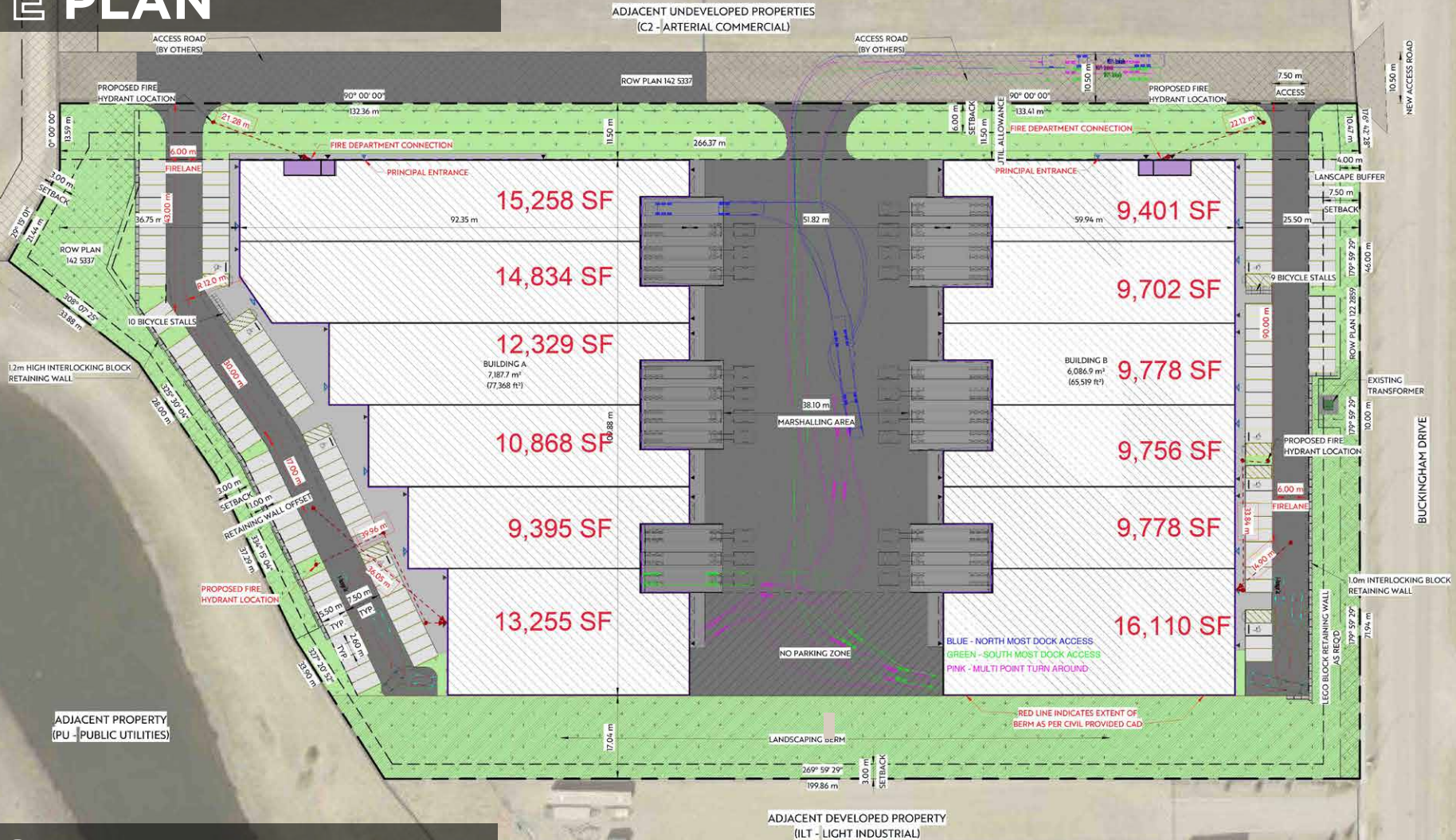
Two new multi-tenant facilities with recent re-zoning to C5, allowing for a variety of industrial and commercial uses



Excellent access to Buckingham Drive, Lakeland Drive and Broadmoor Boulevard, with close proximity to Baseline Road, Yellowhead Highway and Anthony Henday Drive

- Bay sizes starting at 9,395 SF up to 16,110 SF
- Dock and Grade loading in each unit
- Available Q1 2025

SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS
Lot 16, Block 2, Plan 1425336

ZONING
C5 - Service Commercial

AVAILABLE SPACE
Building A
 Total Area: 77,368 SF
 Bays starting at 9,395 SF up to 15,258 SF
Building B
 Total Area: 65,519 SF
 Bays starting at 9,401 SF up to 16,110 SF

SITE SIZE
8.24 Acres

LOADING
9'x10' Dock & 12'x12' Grade in each bay

POWER
To be confirmed

CEILING HEIGHT
32' Clear

LEASE RATE
Market

OPERATING COSTS
To be determined



YELLOWHEAD HIGHWAY

BROADMOOR BLVD

ANTHONY HENDAY DRIVE

LAKELAND DRIVE

BUCKINGHAM DRIVE

BASELINE ROAD



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