



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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. December 18, 2023

DOCK & GRADE LOADING

AVAILABLE Q1 2025



Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com



Millenium
Ridge Retail
Centre

LAKELAND DRIVE



BROADMOOR BLVD

BUCKINGHAM DRIVE

THE OPPORTUNITY



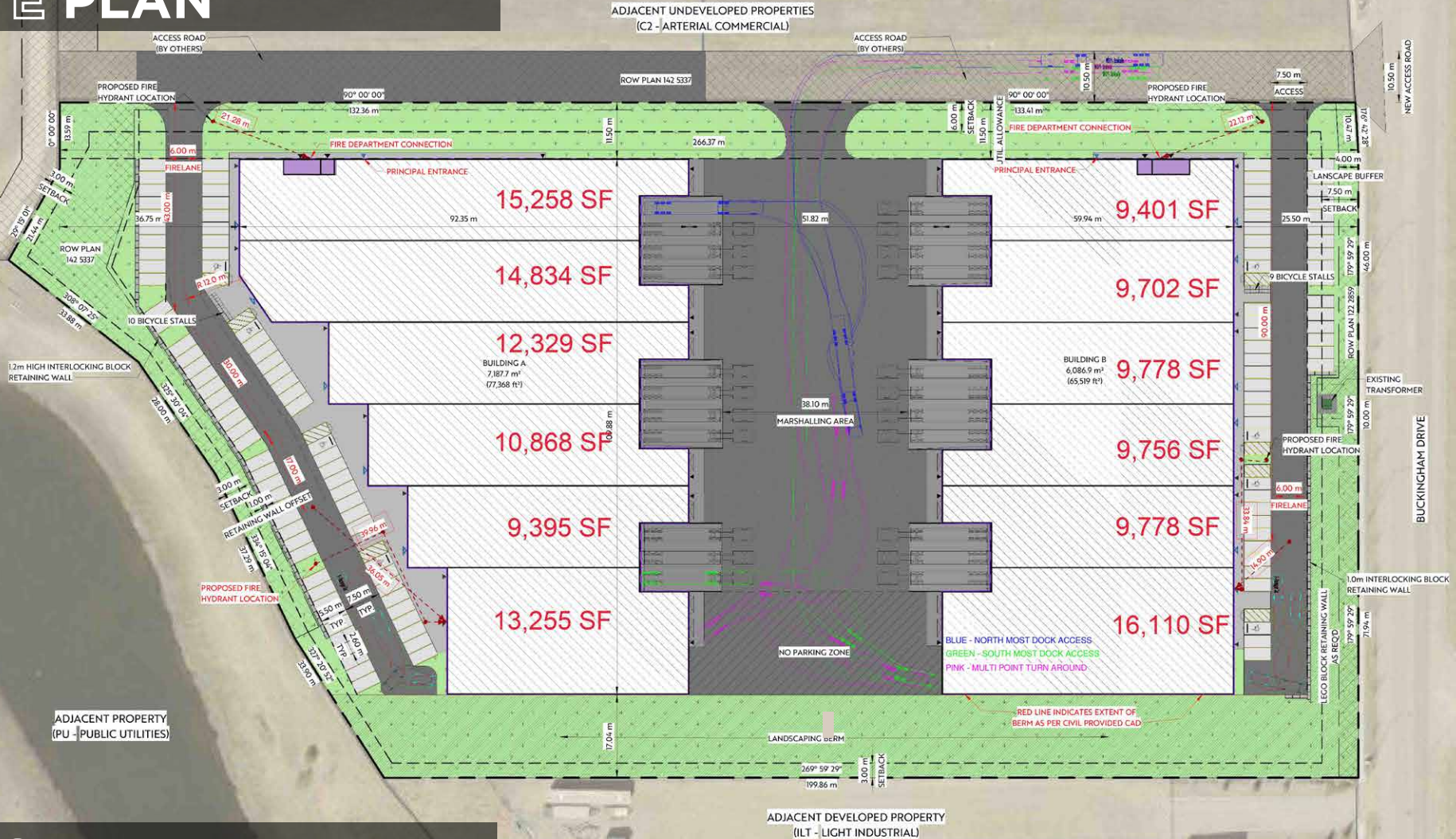
Two new multi-tenant facilities with recent re-zoning to C5, allowing for a variety of industrial and commercial uses



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



CUSHMAN & WAKEFIELD

Edmonton

Andy Horvath

Partner

780 917 8338

andy.horvath@cwedm.com

Nicole Pozer, Unlicensed

Team Coordinator

780 702 9472

nicole.pozer@cwedm.com

Burke Smith

Partner

780 917 8344

burke.smith@cwedm.com