

FOR SALE

# VDM TRUCKING BUILDING

16,418 SF Industrial Building  
on 12.50 Acres

2010 76 Avenue, Edmonton

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

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**Chris Sieben**  
Partner Emeritus  
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# PROPERTY HIGHLIGHTS

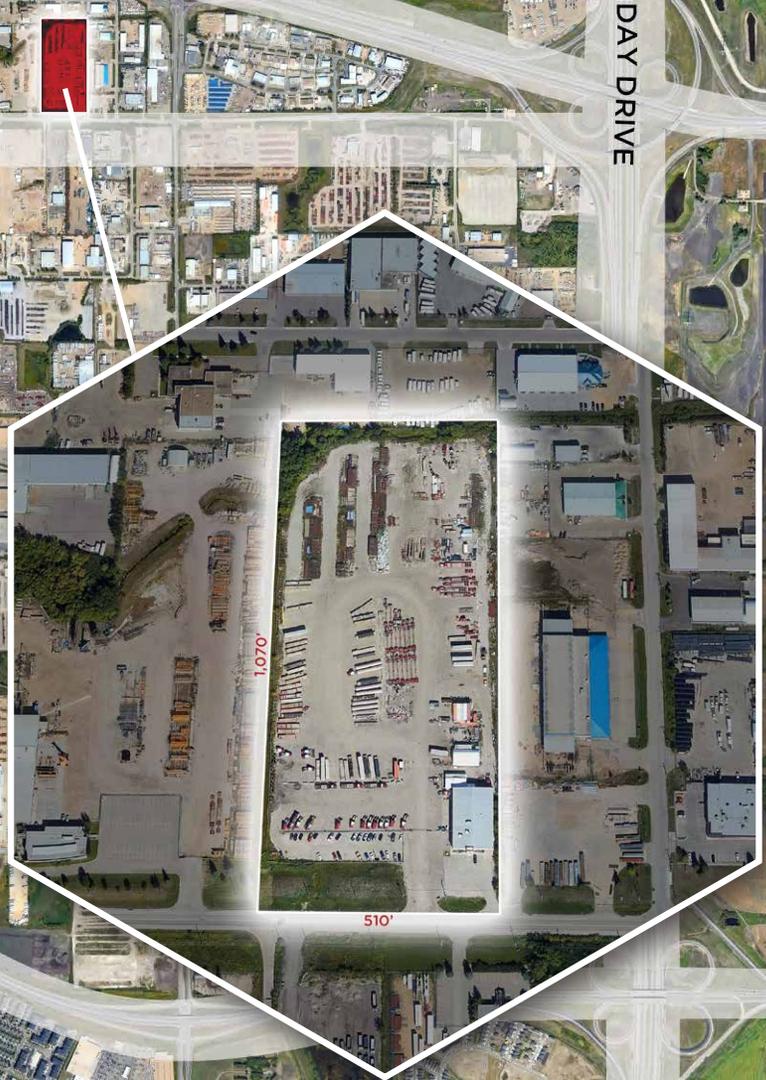
- 2.6% site coverage
- 7,150 SF two-storey office area
- Six (6) automated grade overhead doors
- Drive through wash bay
- Built in 2006
- Includes service pit
- Fluid distribution system
- Excellent access to Sherwood Park Freeway, Whitemud Drive and Anthony Henday Drive
- Premier space in Southeast Industrial Park

SHERWOOD PARK FREEWAY

76 AVENUE

WHITEMUD DRIVE NW

ANTHONY HENDAY DRIVE



# PROPERTY DETAILS

## NEIGHBOURHOOD

Southeast Industrial Park

## ZONING

IB (Industrial Business)

## YARD

Fully fenced & gravelled

## AVAILABLE

Immediately

## LOADING DOORS

Six (6) 16' x 16' grade

## CEILING HEIGHT

22' Clear

## POWER

400 amp, 600 volt,  
3-phase (TBC)

## LIGHTING

T5

## HEATING

Overhead Radiant  
Heaters

## HVAC

Make-Up Air Unit

## RECEPTION

*haviour*  
**Communication**

## DISPATCH

## WAREHOUSE

## YARD

## PROPERTY TAXES

\$144,437.85  
(2023)

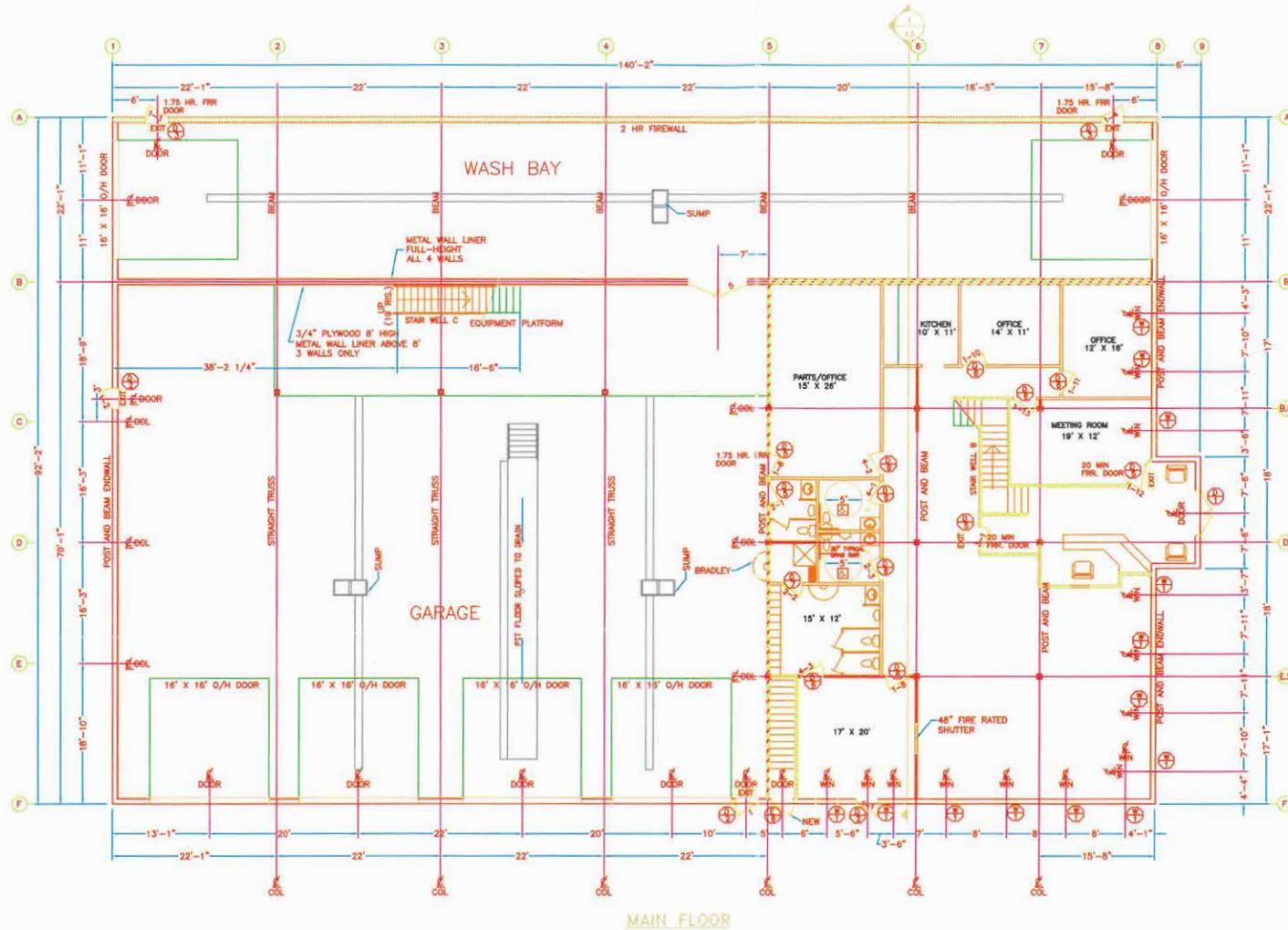
## SALE PRICE

Market

## SPACE BREAKDOWN

7,150 SF - Office  
9,268 SF - Warehouse  
16,418 SF - Total  
990 SF - Shop Mezzanine

# BUILDING PLAN



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