

FOR SALE/LEASE

Element Condo

7,111 SF Condo with Dock & Grade Loading

10516 184 Street, Edmonton AB

Cushman & Wakefield Edmonton

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

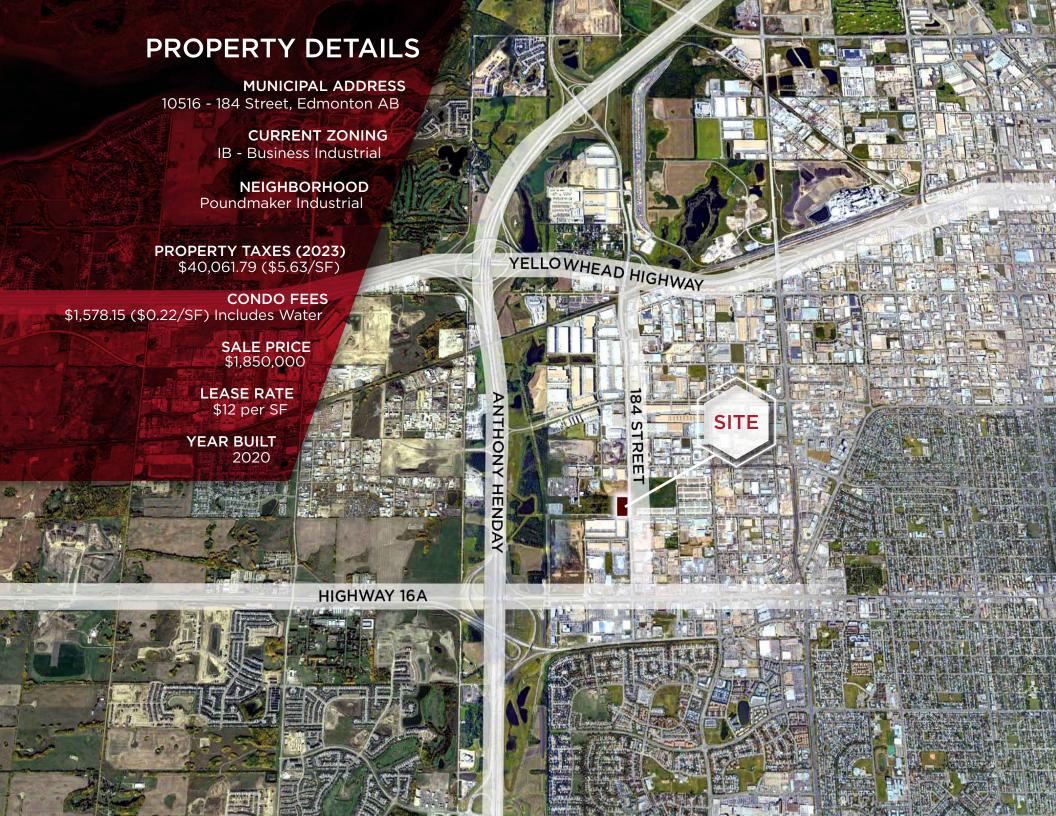
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BUILDING FEATURES

CONSTRUCTION

Pre-cast concrete

POWER

200 amps at 347/600 volts TBV

FLOOR SPECIFICATIONS

6" fibre reinforced concrete slab

INTERIOR WALLS

Painted white for greater illumination

CEILING HEIGHT

26' clear

RECIRCULATION FANS

Ceiling fans located near loading doors

SPRINKLER

ESFR sprinkler system

TELECOMMUNICATION

Fibre optic cable brought to the service room & distributed to each unit by TELUS

SKYLIGHTS

Two (2) 6' x 6' skylights per bay

DOCK LEVELLERS

40,000 lbs static capacity, hydraulically operated

LIGHTING

High efficiency LED fixtures

LOADING

Grade (2) 12' X 14' Dock (8' X 10') with leveller

HEATING

Gas-fired unit heaters in warehouse

