

FOR SUBLEASE

## FLINT INDUSTRIAL FACILITY

15,610 SF on 3.85 Acres

22, 53304 RR170, Yellowhead County (Edson), AB

## **Cushman & Wakefield Edmonton**

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MUNICIPAL ADDRESS 22, 53304 RR170, Yellowhead County, AB

**ZONING** RI - Rural Industrial District

**NEIGHBOURHOOD** Yellowhead County

AVAILABILITY Office (Two Levels) - 3,060 SF Warehouse (Incl. Wash Bay) - 12,100 SF

Total - 15,160 SF

SITE SIZE 3.85 Acres

YEAR BUILT 2007

LOADING Grade

**POWER** 

To be verified by sub-tenant

**CRANES** 2x5 Tonne

**CEILING HEIGHT** 20' Clear

> **PARKING** Ample

**LIGHTING** T8 Hi Bay

**HEATING** Radiant and Forced Air

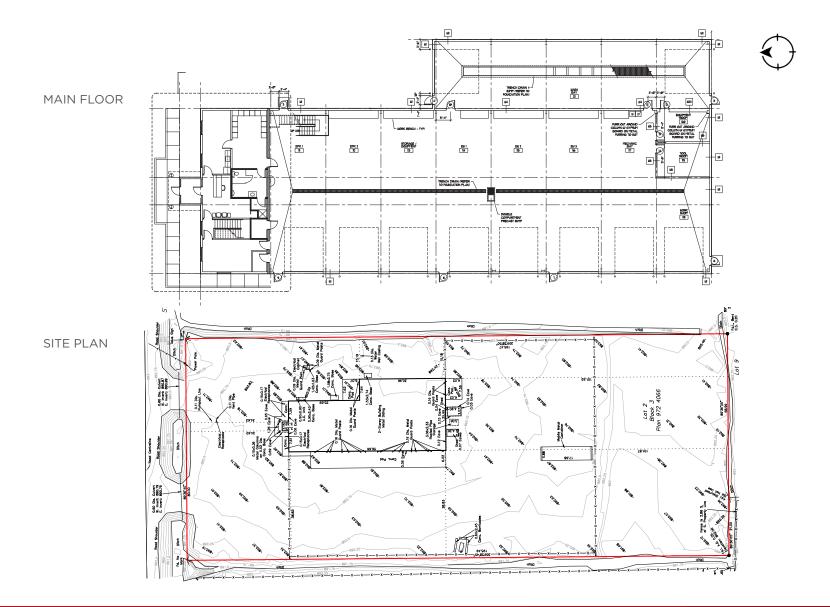
**LEASE RATE** \$14 per SF













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