



Chohan
Group of Companies

FOR LEASE

NEW MULTI-TENANT BUILDING

Up to 121,181 SF
Typical bay size of 10,143 SF

Buckingham Drive,
Sherwood Park, AB

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

DOCK & GRADE LOADING

AVAILABLE Q2 2024

YARD/TRAILER STORAGE AVAILABLE



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Millenium
Ridge Retail
Centre

LAKELAND DRIVE

BROADMOOR BLVD

BUCKINGHAM DRIVE



CANADIAN
HYDROVAC

PEMBINA

THE OPPORTUNITY



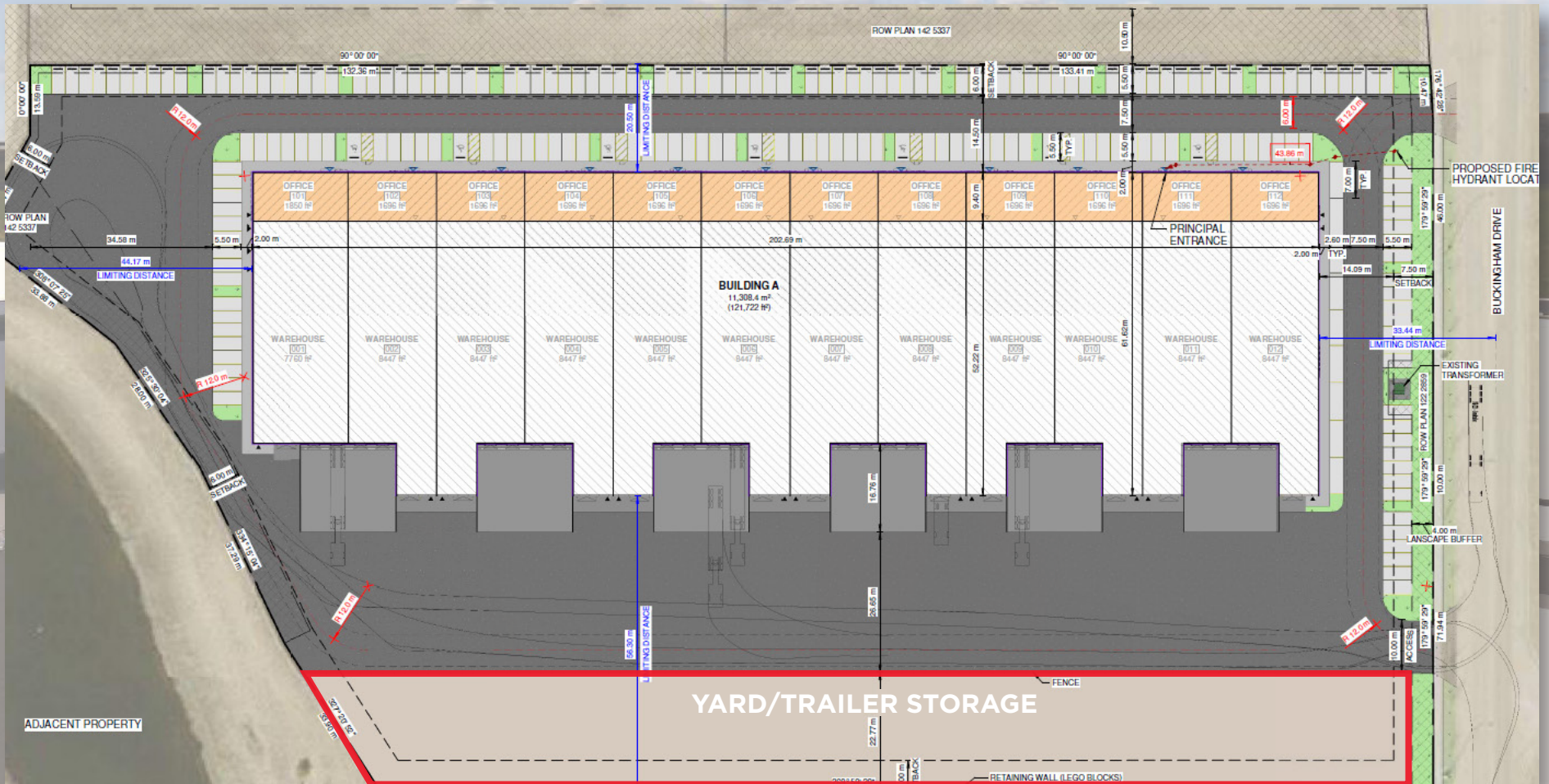
New Multi-Tenant facility with recent re-zoning to C5, allowing for a variety of industrial and commercial uses



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

- Bay sizes starting at 9,610 SF
- Typical bay size of 10,143 SF
- Total of 209 surface parking stalls
- Dock & Grade loading with each unit
- Available Q2 2024

SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS
Lot 16, Block 2, Plan 1425336

ZONING
C5 - Service Commercial

AVAILABLE
10,143 SF office/warehouse
Office build to suit

Total Size: 121,181 SF

SITE SIZE
8.24 Acres

LOADING
Per Bay:
(2) Dock 9'x10' & (1) Grade 12'x12'
Total:
(24) Dock 9'x10' & (12) Grade 12'x12'

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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