

FOR LEASE

FREESTANDING WAREHOUSE

12,400 SF ON 1 ACRE

2211 87 Avenue, Strathcona County, AB

Cushman & Wakefield Edmonton

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

Andy Horvath

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Nicole Pozer, Unlicensed

Team Coordinator
780 702 9472
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PROPERTY HIGHLIGHTS

- Close to Sherwood Park Freeway, 17 Street, and Anthony Henday Drive
- High quality office with large boardroom and lunch room
- Paved and energized parking
- Fenced and asphalt-paved
- 1,680 SF heated, lit and powered storage building not included in GLA

ADDITIONAL FEATURES

- 5 ton overhead bridge crane
- Air & water lines
- Trench sumps
- 400 Amp 3 phase power
- T5 lighting
- High speed fiber internet available

24 STREET NW

87 AVENUE



PROPERTY DETAILS

MUNICIPAL ADDRESS

2211 87 Avenue,
Strathcona County, AB

LEGAL DESCRIPTION

Plan 4452TR; Block 2; Lot 11

ZONING

IM (Medium Industrial)

SITE AREA

1.00 Acre

BUILDING

Main Floor Office - 2,400 SF

Warehouse - 10,000 SF

Total - 12,400 SF

Plus additional 1,680 SF heated, lit
and powered storage building not
included in GLA

CEILING HEIGHT

Approximately 24' at Eaves

LOADING

Main Building:
(2) Grade 14'x14'

Storage Building:
(3) Grade

YEAR BUILT

1976

LEASE RATE

16.00 per SF

OPERATING COST

TBD

SITE

SHERWOOD PARK FREEWAY

17 STREET



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