

FOR SALE/LEASE
FREESTANDING INDUSTRIAL
BUILDING ON 2.75 ACRES
6120 DAVIES RD NW Edmonton, Alberta



MULTIPLE OVERHEAD CRANES

DOCK & GRADE LOADING

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Max McPeak
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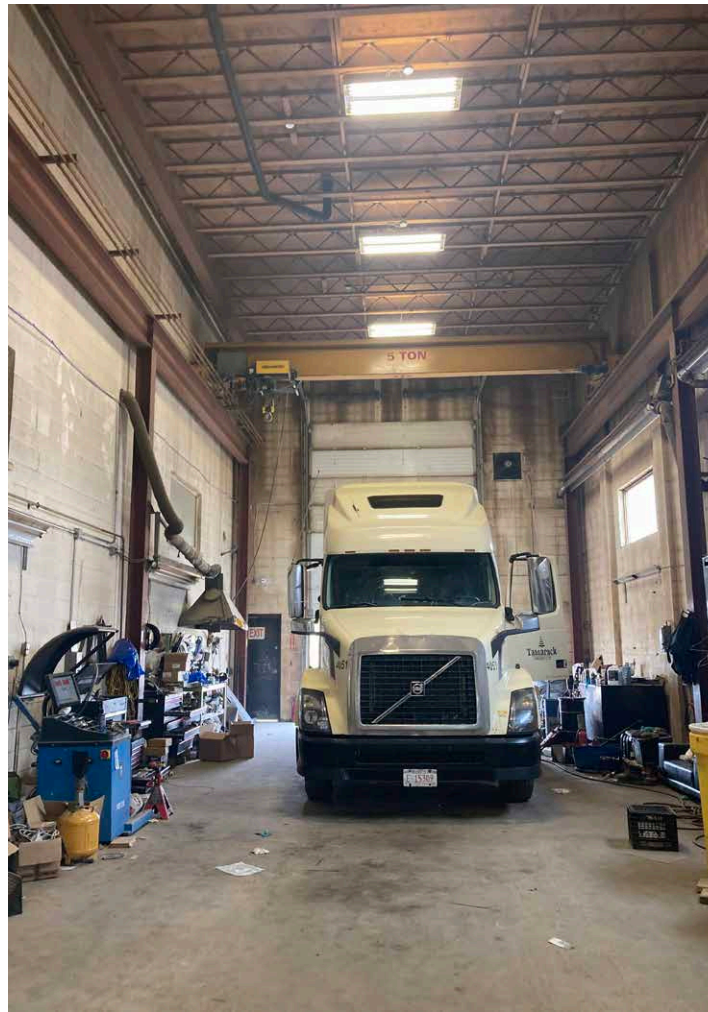
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THE OPPORTUNITY

- Newly improved showroom area, kitchen, 3 bathrooms, and 6 offices on the main floor. Mezzanine with 2 offices
- Paved parking and large fully fenced, graveled yard
- Rare dock and grade combination loading
- Access to major arterial routes such as 75th Street, Roper Road, Argyll Road, and Whitemud Drive
- Public transit directly at doorstep with brand new Davies Light Rail Transit Station



PROPERTY DETAILS

MUNICIPAL ADDRESS

6120 DAVIES RD NW Edmonton, AB

LEGAL

Plan 6214NY19 Block 19 Lot 10 & 11

YEAR BUILT

1979, addition in 1990

MARKETING

Davies Industrial West

SITE COVERAGE RATIO

12%

SIZE OF BUILDING

14,500 SF

POWER

1600 amp, 600 volt, 3 phase power

LOADING DOORS

1-9'x12' dock loading door with leveler

2-12'x10' OH grade loading doors

3-14'x20' OH grade loading doors

LIGHTING

Fluorescent

HEATING

Gas fired Unit Heaters & Radiant Tube

A/C in Office

SUMPS

Two Stage Sump

CRANE

(1) 3 ton, (3) 5 ton bridge

CLEAR HEIGHT

24' Clear (20' underhook)

ZONING

(IM) Medium Industrial

CONSTRUCTION

Concrete Block

DOWNDRAFT FANS

Yes

LEASE RATE

Market

SALE PRICE

\$4,000,000.00

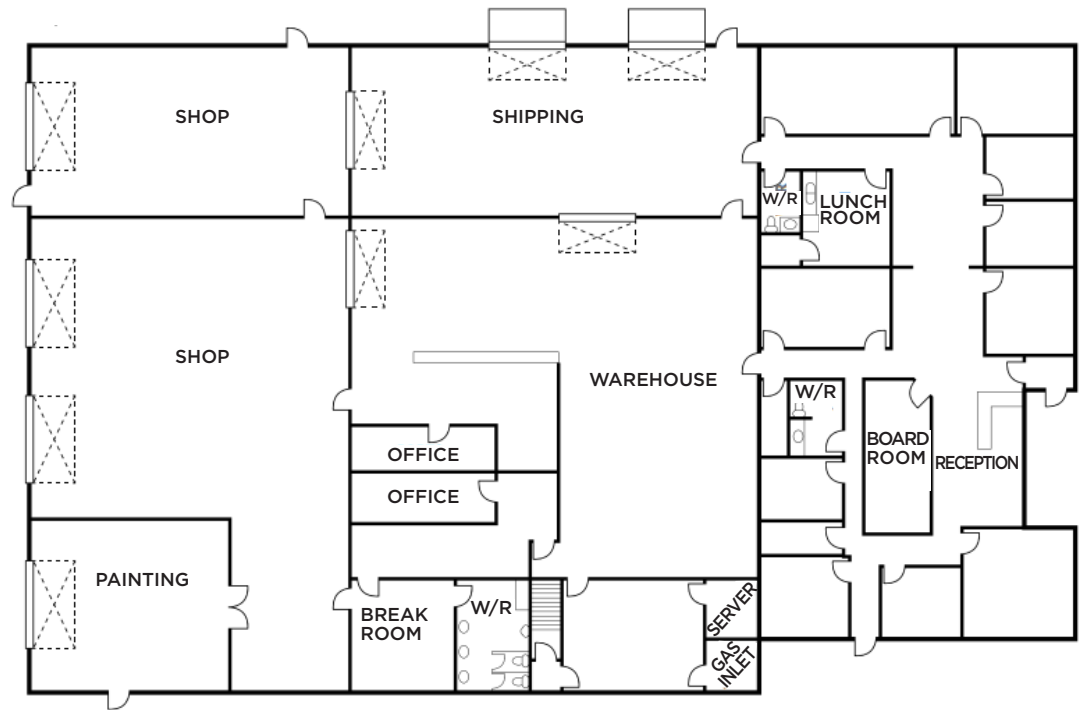
TAXES

\$62,720.76 (2023)

AVAILABILITY

Immediate

FLOOR PLAN



SITE AERIAL



AERIAL VIEW



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