

FOR SALE

# WHITEMUD INDUSTRIAL PARK FREESTANDING CONDOS

5035 & 5033 28 Street NW,  
Edmonton, AB

OWNERSHIP OPPORTUNITIES  
FROM 10,485 SF

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# WHITEMUD INDUSTRIAL PARK FREESTANDING CONDOS

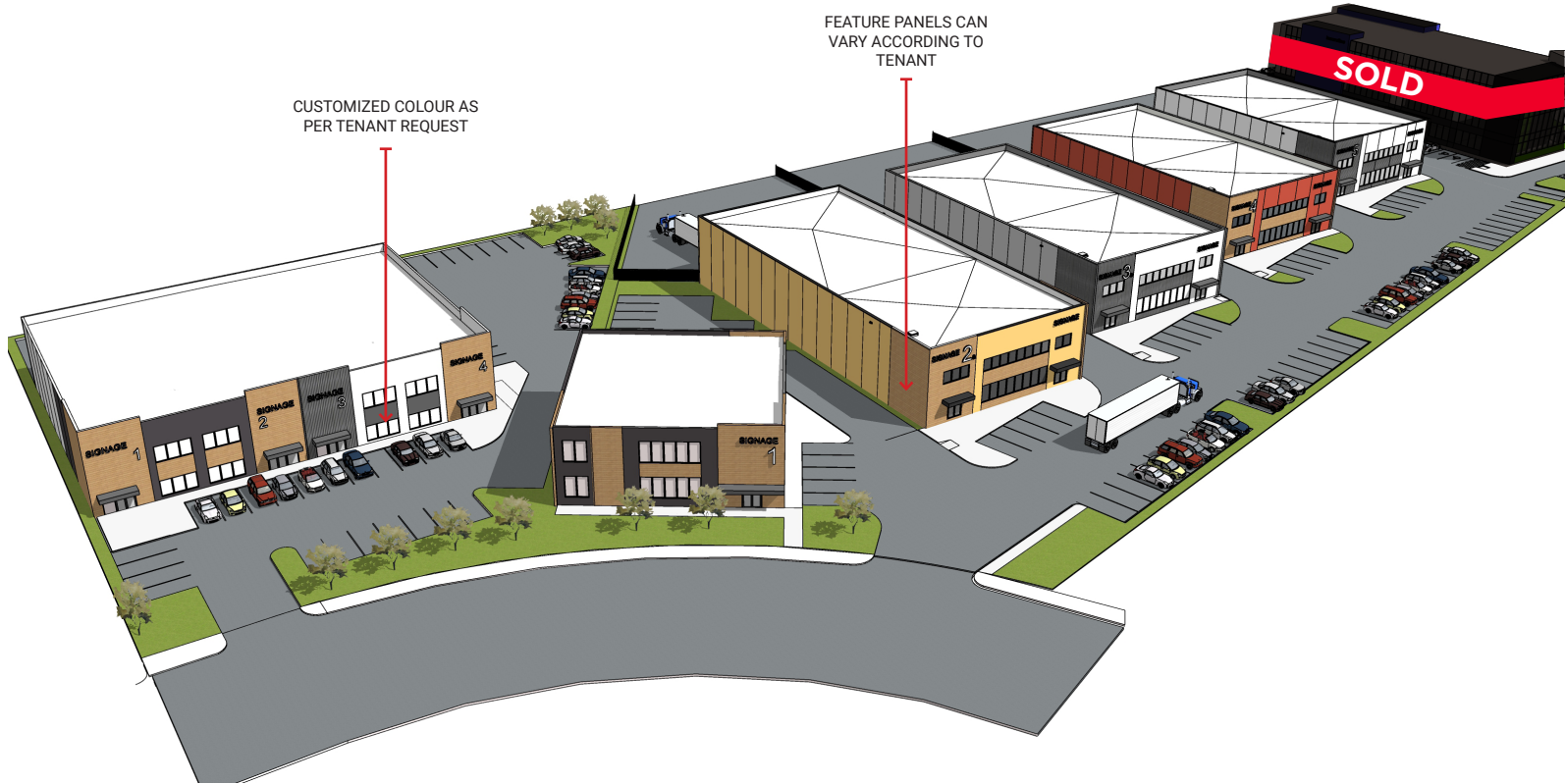
## OPPORTUNITY

- Edmonton’s newest freestanding condo project
- Have pride of ownership with these brand new precast concrete buildings
- Well located with high-visibility to Whitemud Drive
- Grade loading
- Construction is currently underway on site, possession in 2024
- Flexible freestanding industrial footprints from 10,485 SF to 13,980 SF
- Small bay ownership opportunities starting at 4,595 SF
- Contact Cushman & Wakefield Edmonton today to take advantage of introductory pricing!



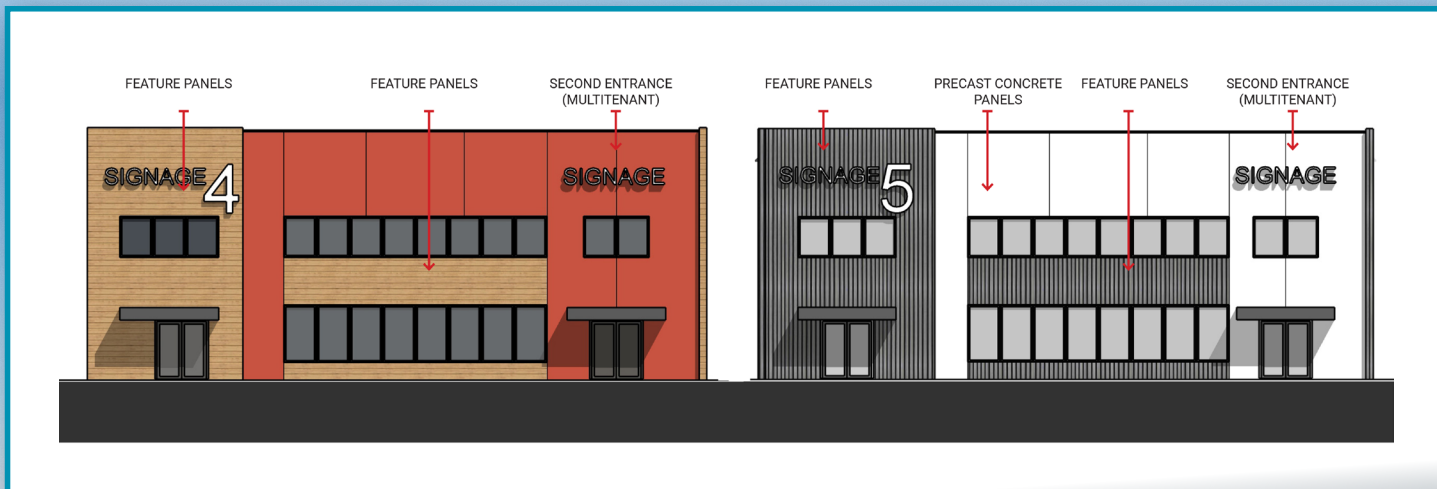
## PROPERTY DETAIL

ADDRESS:	5035 & 5033 28 Street NW, Edmonton, AB	HEATING:	Vendor to provide unit heater for warehouse portion
NEIGHBOURHOOD:	Southeast Industrial	PANELS:	Precast concrete supplied by Alberta Precast Products
ZONING:	IL (Light Industrial)	MEZZANINE:	Structural, steel deck with concrete topper
LOADING:	(2) 12' x 14' / building	FLOORS:	6" reinforced, with ability to customize for purchasers
CLEAR HEIGHT:	30'6"		



BUILDING	1 - Office	2	3	4	5	7
MAIN FLOOR	5,625 SF	12,000 SF	10,500 SF	9,750 SF	9,000 SF	Bay A: 3,580 SF Bay B: 3,623 SF Bay C: 3,625 SF Bay D: 3,580 SF
MEZZANINE	5,625 SF	1,980 SF	1,733 SF	1,609 SF	1,485 SF	Bay A: 1,095 SF Bay B: 1,095 SF Bay C: 1,095 SF Bay D: 1,015 SF
TOTAL SF	11,250 SF	13,980 SF	12,233 SF	11,359 SF	10,485 SF	Bay A: 4,675 SF Bay B: 4,718 SF Bay C: 4,718 SF Bay D: 4,595 SF
INTRODUCTORY PRICE	Market	\$295 per SF	\$295 per SF	\$295 per SF	\$295 per SF	\$295 per SF





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