

**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE/LEASE  
**DIGITAL  
MACHINE**

5303 - 36 STREET,  
EDMONTON, AB

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Edmonton**  
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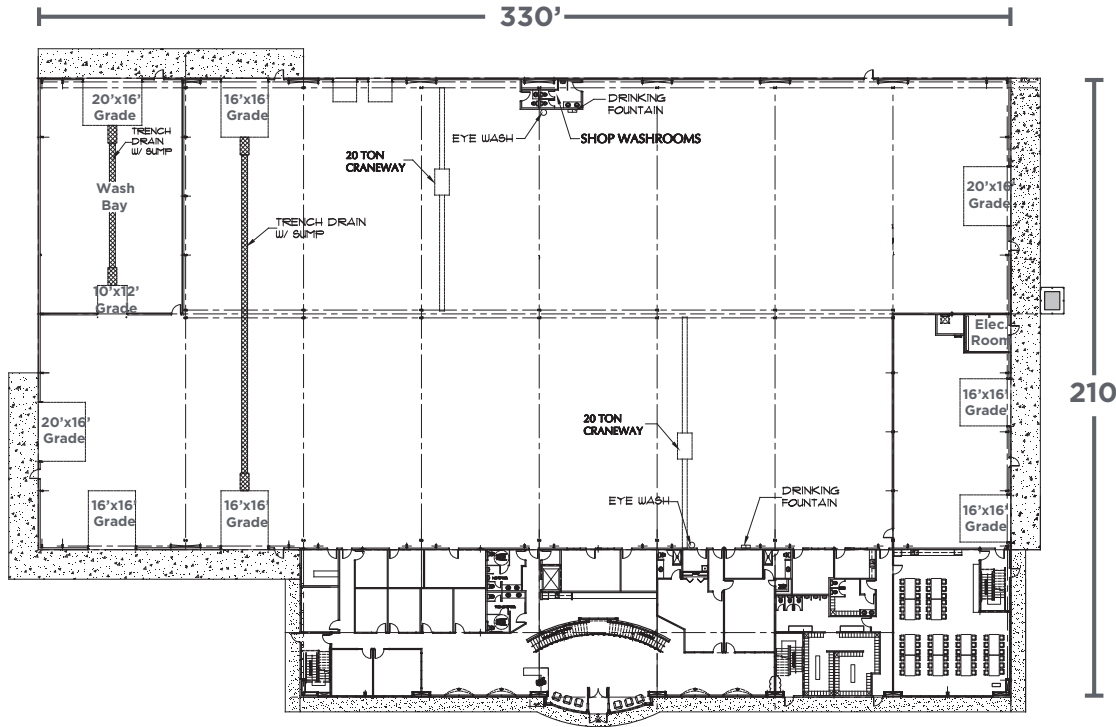
## PROPERTY HIGHLIGHTS

- Located in the desirable Pylypow Industrial Park in south east Edmonton.
- State of the art Stand Alone manufacturing facility built in 2015
- Easily accessible to high load corridor Roadways
- 1 Drive through bay with trench drains
- Double Compartment Sump at each overhead door
- Built in Oil interceptor
- Heavy Power (2000 AMP/600 VOLT)
- 2 x 20 ton overhead cranes 80' wide and 23' underhook
- Wash Bay with trench drains
- Male and Female Changerooms
- Great Exposure along 34th Street and Whitemud Freeway
- Potential to install dock loading.
- large yard area
- 2 Stage Make-Up Air Unit (Stage 1-25,000 CFM, Stage 2-50,000 CFM) with gas detection system in place

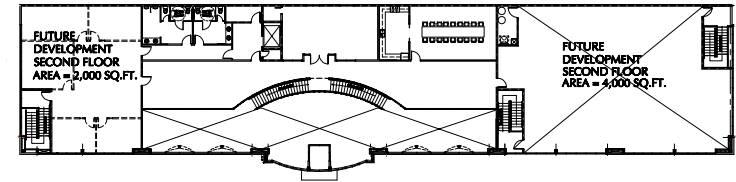


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



## PROPERTY DETAILS

<b>Municipal Address:</b>	5303 - 36 Street, Edmonton, Alberta
<b>Legal Description:</b>	Plan 0728939, Block 27, Lot 3
<b>Year Built:</b>	2015
<b>Market:</b>	BE
<b>Site Size:</b>	6.97 Acres
<b>Main Floor Office:</b>	12,222 SF
<b>Second Floor Office:</b>	9,833 SF
<b>Warehouse:</b>	52,800 SF
<b>Total:</b>	<b>74,855 SF</b>

<b>Power:</b>	2000 AMP / 600 VOLT
<b>Loading Doors:</b>	Grade: 2-20'x16' and 5-16'x16'
<b>Lighting:</b>	T-5
<b>Lease Rate:</b>	Market
<b>Sale Price:</b>	\$18,500,000
<b>Availability:</b>	Negotiable



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