



FOR LEASE

# PITBULL ENERGY BUILDING

2424 91st Avenue  
Edmonton, AB

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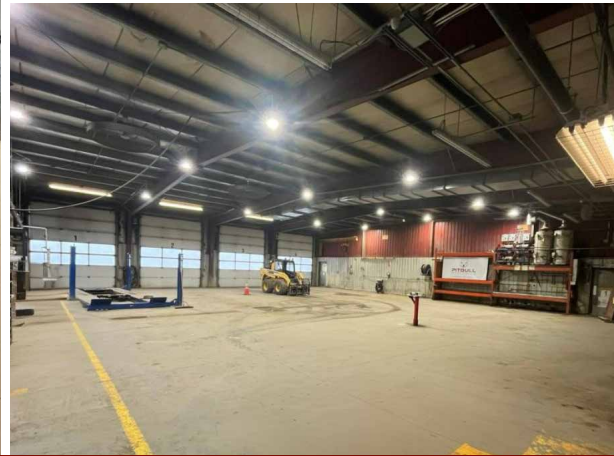
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12,468 SF ON 4.27 ACRES WITH GRADE DOORS

## PROPERTY DETAILS

Municipal Address:	2424 91 Avenue Edmonton
Zoning:	IM- Medium Industrial
Neighbourhood:	Sherwood Industrial Estates
Main Building Warehouse:	7,177 SF
Main Building Office:	1,200 SF
North Building Shop:	3,030 SF
Mezzanine:	1,061 SF
<b>Total:</b>	<b>12,468 SF</b>
Site Size:	4.27 Acres (6% Site coverage)
Lease Rate:	\$22.00/SF
Taxes (2024)	\$52,903.83
Power:	480 V, 400 Amp 3 phases (to be verified)
Loading Doors:	Grade (5) 12' x 14' Grade (1) 14' x 14'
Sprinklered:	No
Heating:	HVAC, Radiant
Lighting:	LED
Clear Height:	18' Clear





## PROPERTY HIGHLIGHTS

- Pre-engineered steel frame construction
- Air exchange in warehouse, air compressor, wash bay, locker room and sumps
- Additional 1,440 SF modular office trailer can be negotiated
- Low site coverage ratio with excess 1 acre of unprepared storage land
- 3.27 Acres fully fenced and graveled
- Easy access to Sherwood Park Freeway and Anthony Henday Drive

AERIAL





**CUSHMAN &  
WAKEFIELD**  
Edmonton

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