

FOR SALE / LEASE

PEMBINA RD. BUILDING

209 PEMBINA ROAD SHERWOOD PARK, AB

19,337 SF ON 3.81 ACRES



**CUSHMAN &
WAKEFIELD**
Edmonton



CUSHMAN & WAKEFIELD
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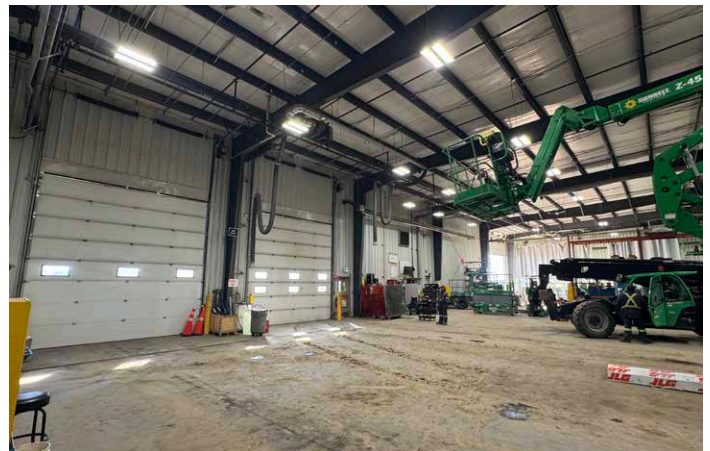
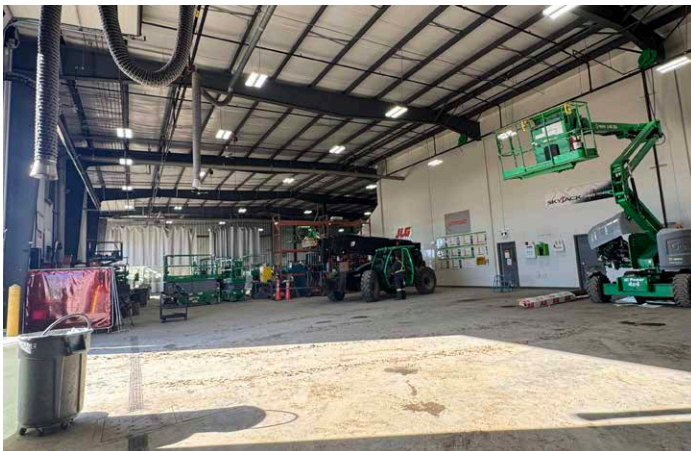
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PROPERTY HIGHLIGHTS

- Secured yard, graveled and gated with 2 access points
- Paved energized surface parking
- 8" floor slab
- Wash bay with hotsy
- Dual compartment sumps with trench drains
- Shop exhaust system, compressed air throughout, ventilation fans and 20' concrete apron at loading doors



PROPERTY DETAILS

Municipal Address:	209 Pembina Road Sherwood Park	
Legal Description:	Plan: 0626641, Block: 245, Lot: 21	
Year Built:	2014	
Market:	DC48"B"	
Site Size:	3.81 Acres	
Site Coverage Ratio:	11.65%	
Leasable Area:	Main Floor Office:	3,800 SF
	Second Floor Office:	3,437 SF
	Warehouse:	12,100 SF
	Total:	19,337 SF
Power:	400 Amp, 600 V, 3 Phase	
Loading Doors:	(4) 16' x 16' Grade	

Lighting:	LED
Heating:	Radiant Tube, HVAC & A/C
Sumps:	Dual Compartment Sump with floor and trench drains
Make Up Air System:	Yes
Clear Height:	23' clear at eaves, 25.7' clear at centre
Lease Rate:	\$20.00/SF
Sale Price:	\$6,300,000.00
Taxes:	\$75,930.88 (2024)
Availability:	May 1, 2025

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AERIAL VIEW



YELLOWHEAD HIGHWAY (45,200 VPD)

PEMBINA ROAD

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