

FOR SALE/LEASE

2 BUILDINGS REMAINING

**BRAND NEW BUILDING
COMPLETED SPRING 2026**

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2026

WHITEMUD INDUSTRIAL PARK

5023 28 Street NW, Edmonton, AB

Zeshan Qureshi CPA, CA
Partner
780 238 4576
zeshan.qureshi@cwedm.com

Patrick Livingston
Associate Partner
780 655 7167
patrick.livingston@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

PROPERTY HIGHLIGHTS

- Multiple freestanding industrial condos
- Exclusive use yard
- Customizable interior ready for buildout
- Concrete mezzanine
- LED lighting throughout
- Forced air unit heaters in warehouse
- (1) RTU per building
- Loading: (2) 12'x14' grade per building
- VTB options available

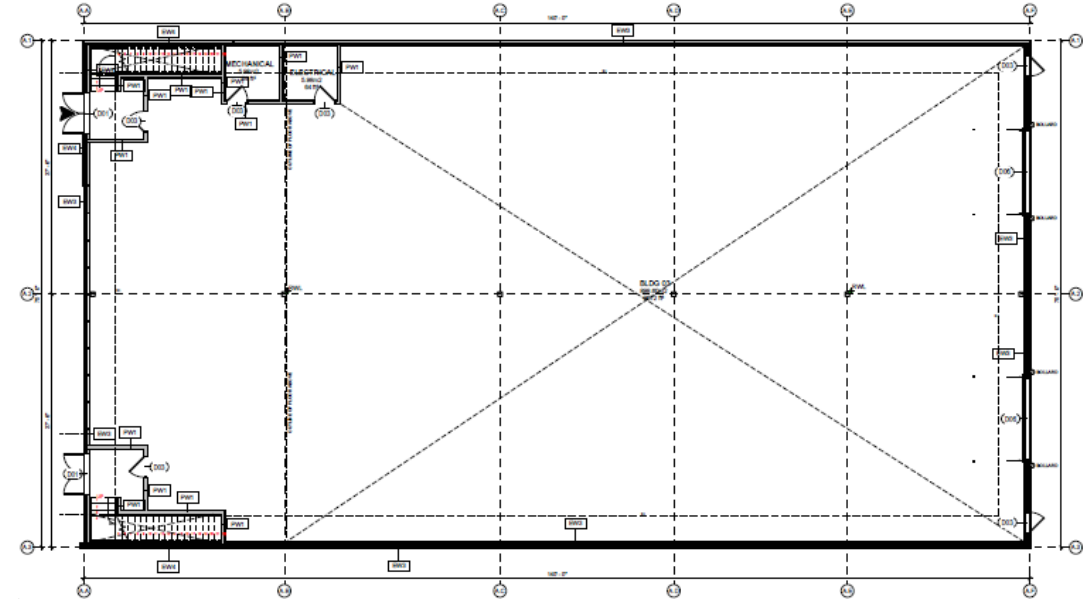
PROPERTY DETAILS

MUNICIPAL ADDRESS	5023 28 STREET NW, EDMONTON, AB
ZONING	BE - BUSINESS EMPLOYMENT
BUILDING SIZE	BUILDING 1 - 5,625 SF 2ND FLOOR OFFICE BUILDING 2 - 13,865 SF BUILDING 3 - SOLD BUILDING 5 - 10,865 SF
BUILDING AGE	BUILT 2026
PARKING	(14) EXCLUSIVE USE STALLS INCLUDED
POWER	600 AMP, 600 VOLT, 3 PHASE - TBV
PROPERTY TAXES	TBD
LEASE RATE	\$15.00 /SF
OP COSTS	\$5.00 /SF
SALE PRICE	\$250 /SF

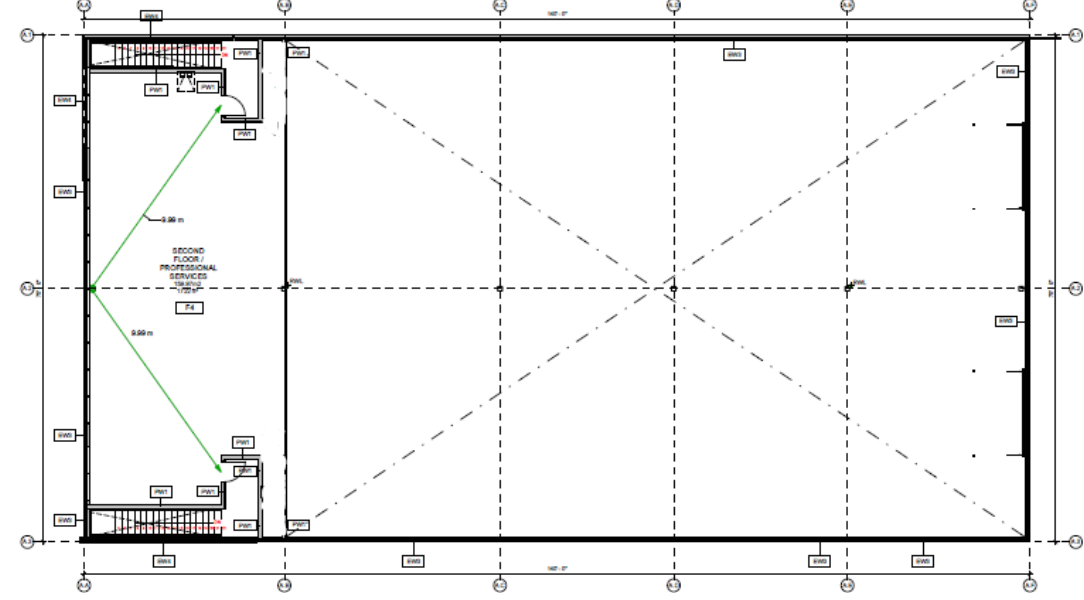


TYPICAL FLOOR PLAN

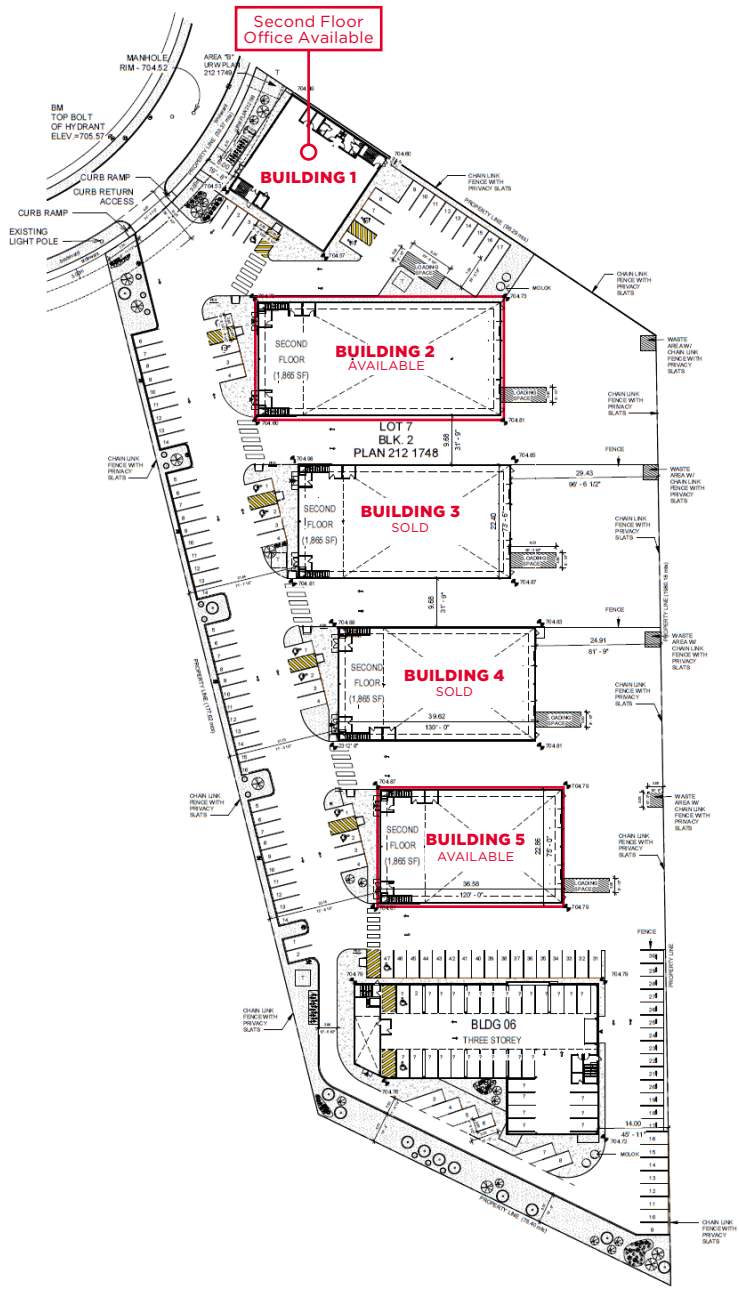
MAIN FLOOR



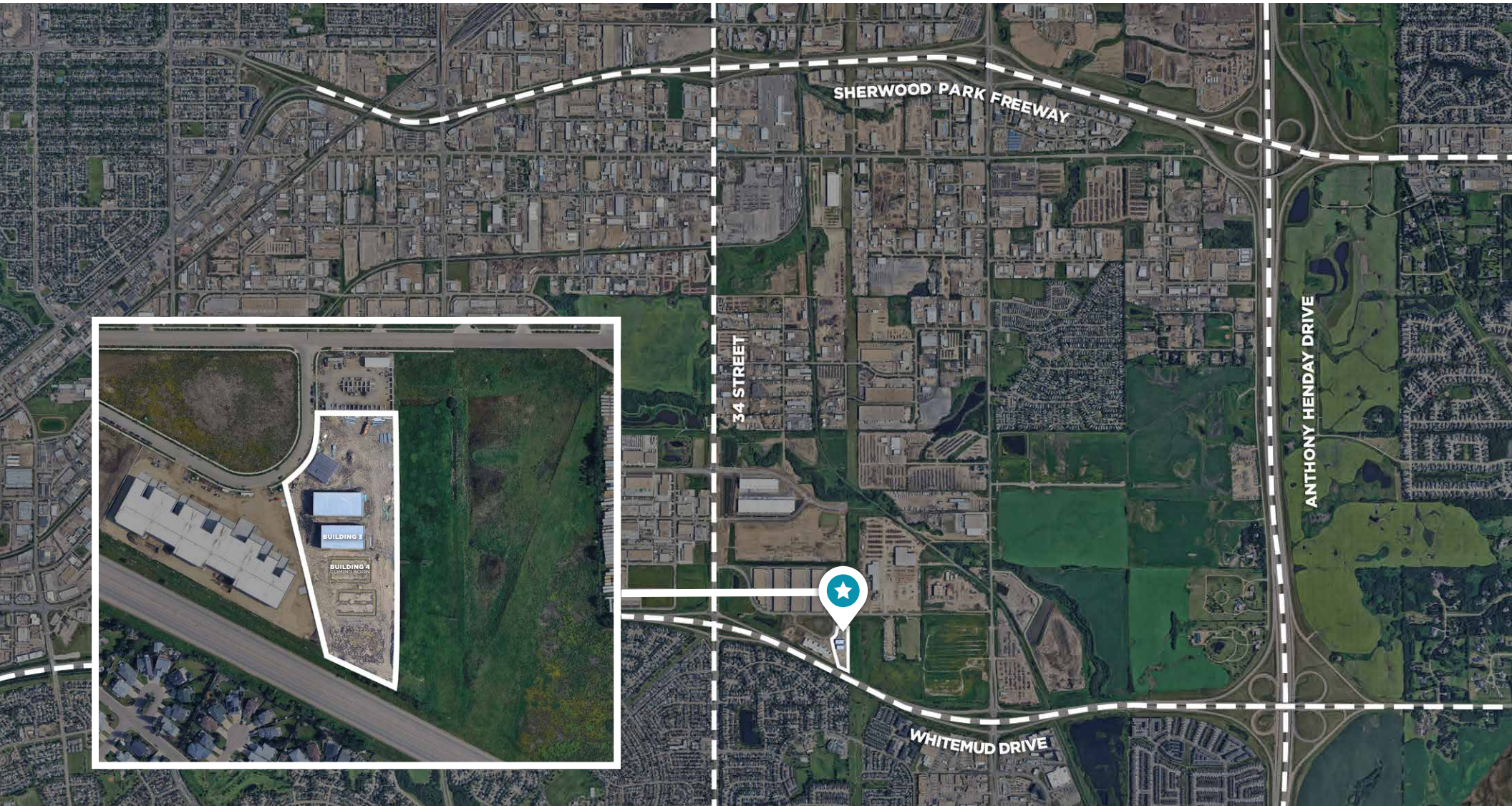
MEZZANINE



SITE PLAN



KEEP IN TOUCH



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2026

Zeshan Qureshi CPA, CA
Partner
780 238 4576
zeshan.qureshi@cwedmonton.com

Patrick Livingston
Associate Partner
780 655 7167
patrick.livingston@cwedmonton.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedmonton.com

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