

FOR LEASE



PYLYPOW INDUSTRIAL BAY

3912 56 Avenue, Edmonton AB

18,500 SQ.FT. WITH FENCED AND SECURED YARD

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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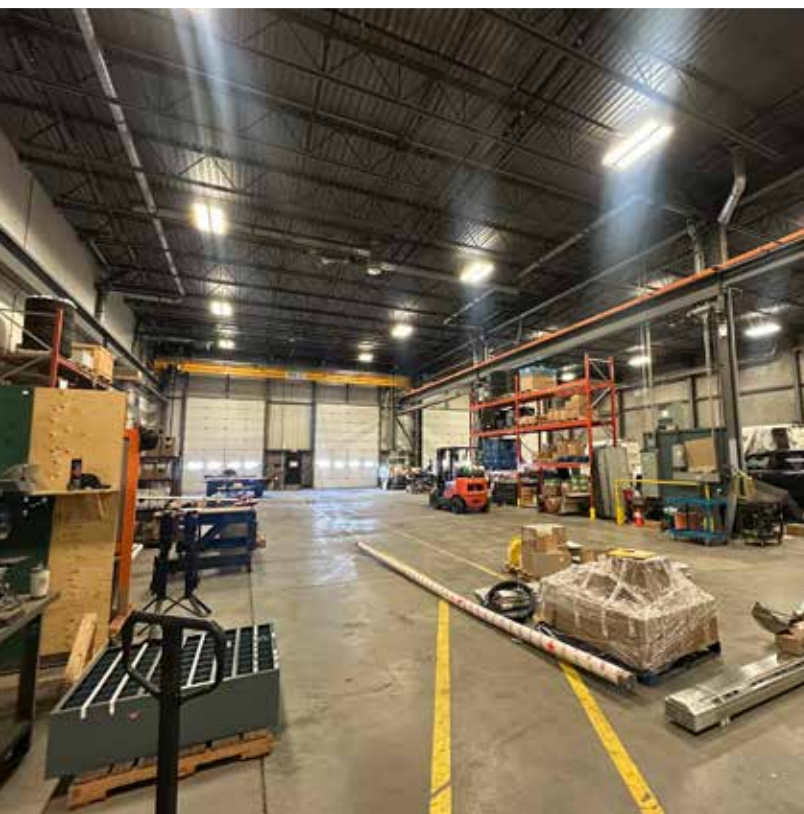
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PROPERTY DETAILS

Municipal Address	3912 56 Avenue NW, Edmonton, AB
Market	Pylypow Industrial
Leasable Area	Main Floor Office: 3,500 SF Second Floor Office: 3,500 SF Warehouse: 11,500 SF Total: 18,500 SF
Power	600 Amp, 347 Volt
Loading Doors	Grade (4) 14' X 18'
Lighting	T5
Heating	Overhead
Crane	(2) 5 ton bridge
Make Up Air System	Yes
Clear Height	25'
Column Grid	38'4" X 50'
Lease Rate	\$13.25
Operating Cost	\$6.25
Availability	October 1, 2026

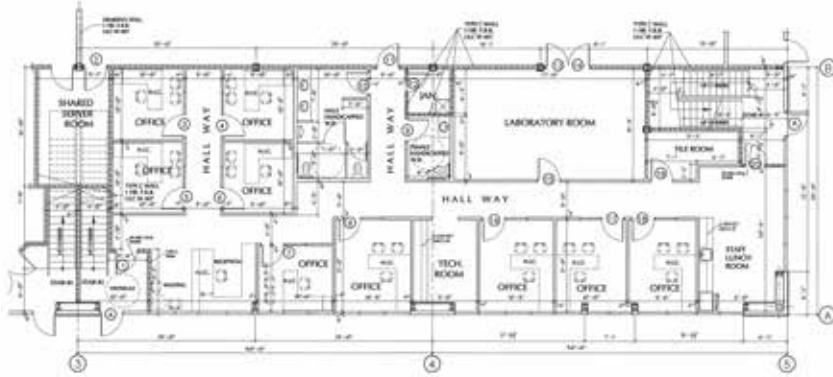


PROPERTY HIGHLIGHTS

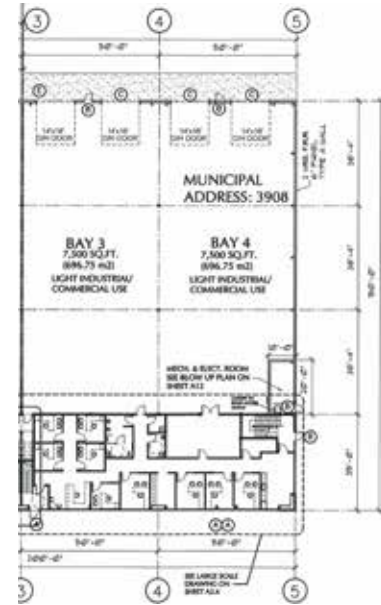
- Modern industrial facility located in Pylypow Industrial Park
- Concrete yard component included in lease rate
- Modern office over 2 floors
- Two (2) 5-ton overhead bridge cranes
- Immediate access to Roper Road & 34th Street.
- Quick access to Whitemud Drive, 50th Street & 75th Street.

FLOOR PLANS

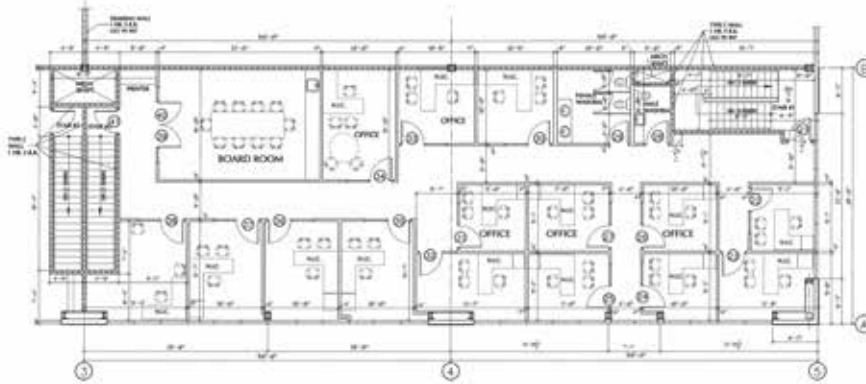
Main Floor Office



Warehouse



Second Floor Office



AERIAL



ROPER ROAD



56 AVENUE

42 STREET

32 STREET

WHITEMUD DRIVE

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