

State-of-the-art, Class-A Industrial Space in a Strategic Location

Whitemud Drive

34 Street

51 Avenue

Building D

Building E

Colliers

FOR LEASE

***Cornerstone Business Park
Buildings D & E***

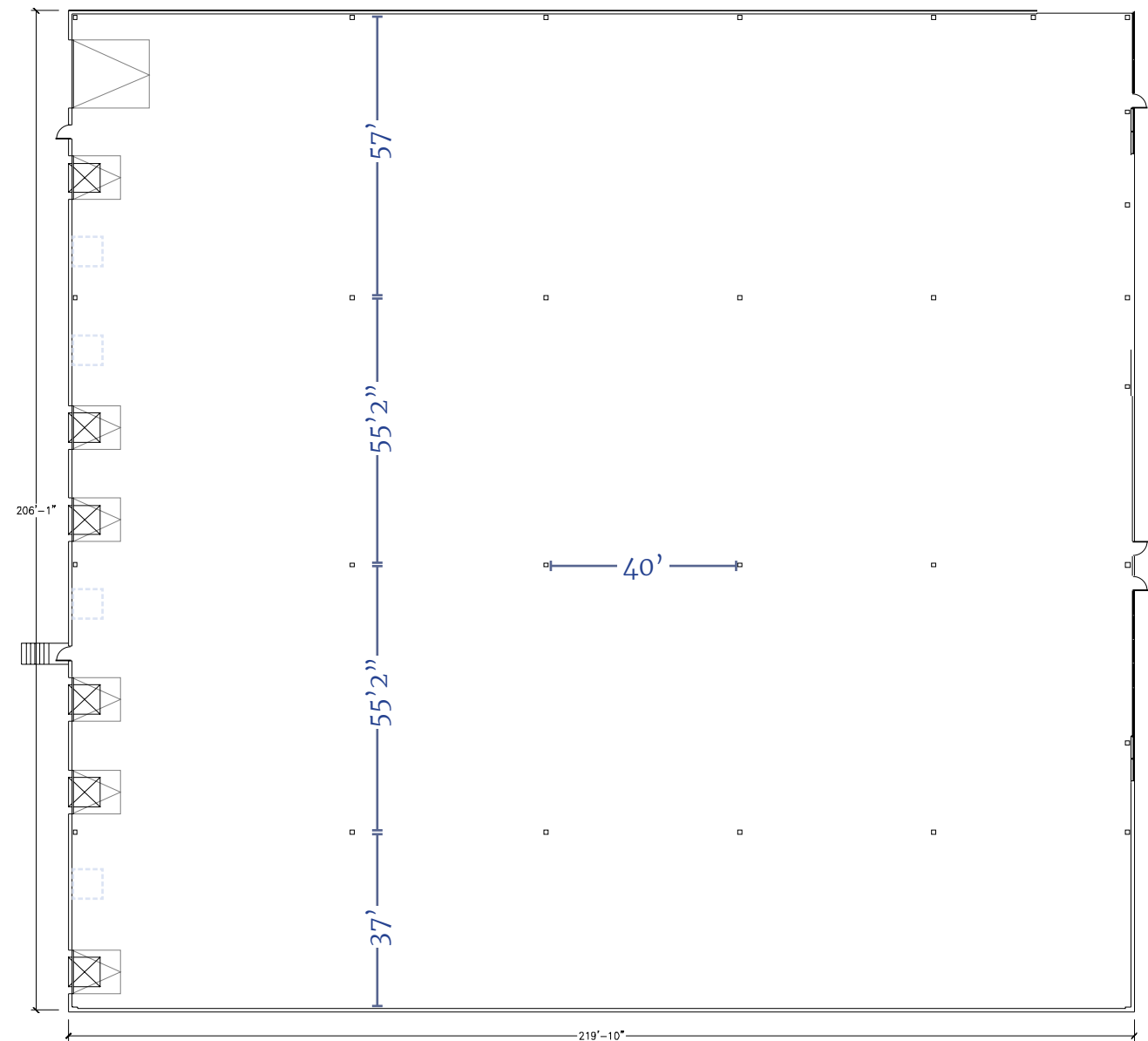
2810/2930 51 Avenue, Edmonton, AB

Property Location



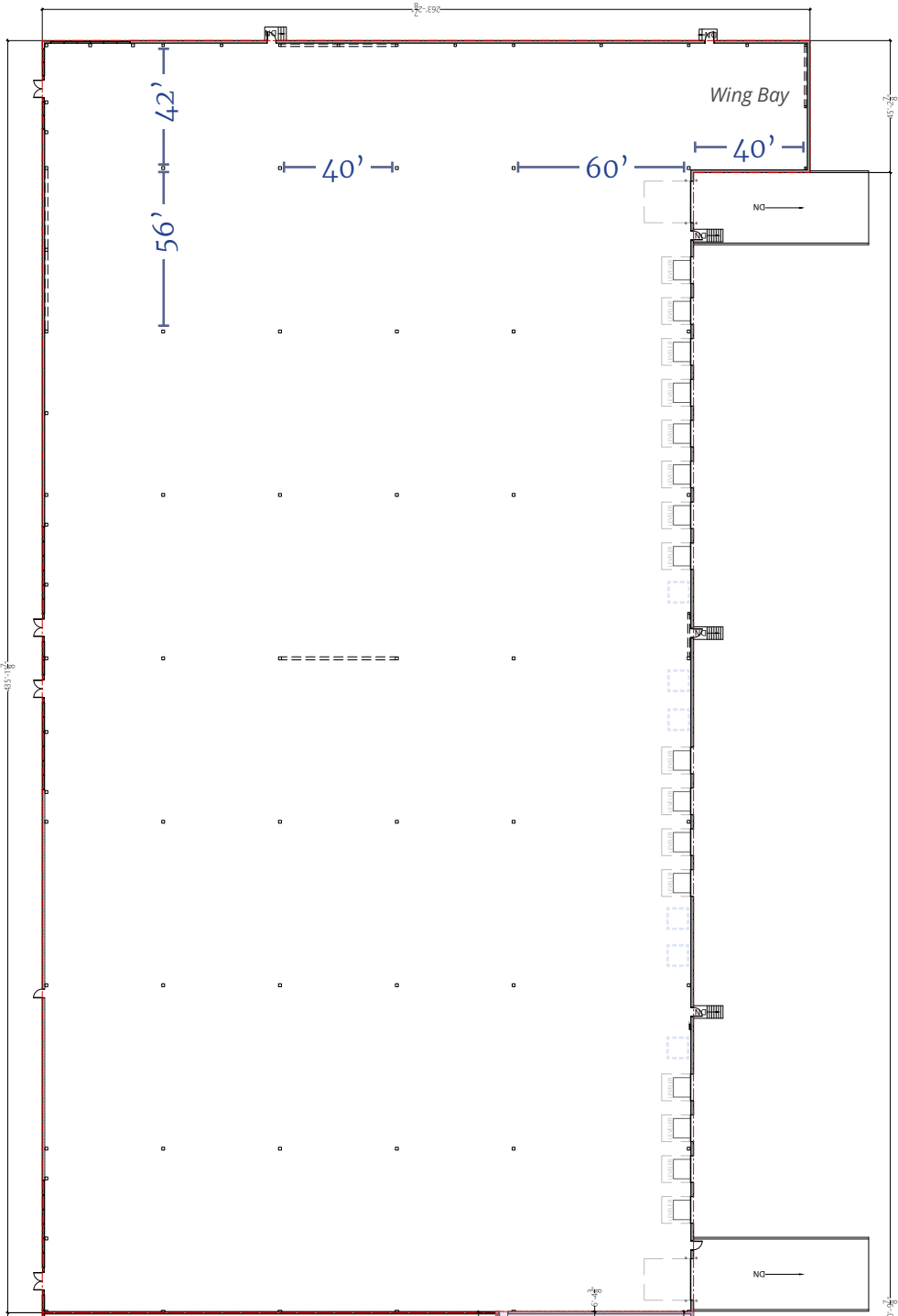
Building D Specifications

Address	2930 51 Avenue, Edmonton, AB
Available Area	45,293 SF (office area to suit)
Loading	(6) 9' x 10' dock with 35,000 lb levelers + room for (4) more doors (1) 14' x 16' ramped to grade
Dimensions	±220' depth x ±205' width
Column Grid	55'2" x 40'
Lighting	T5HO
Floor Slab	8" reinforced
Electrical	Up to 800 amp, 600 volt (TBV by Tenant)
Fire Suppression	ESFR sprinkler system
Ceiling Height	28' clear
Zoning	<u>IM (Medium Industrial)</u>
HVAC	Gas fired overhead unit heaters with radiant tube above loading doors
Lease Rate	Starting at \$9.50 PSF
Additional Rent	\$6.73 PSF (2026 budget / water included)



Building E Specifications

Address	2810 51 Avenue, Edmonton, AB
Available Area	Up to 99,868 SF (office area to suit) Entire warehouse is “white-boxed”
Loading	(16) 9’ x 10’ dock doors c/w view windows, 40,000 lb levelers, seals & bumpers, dock lights, steel bollards + room for (6) more doors (2) 14’ x 16’ ramped to grade
Dimensions	±220’ depth x ±434’ width; plus “wing bay”
Column Grid	56’ x 40’
Lighting	LED with wifi lighting control & occupancy sensors
Floor Slab	8” reinforced
Electrical	800 amp (TBV by Tenant)
Fire Suppression	ESFR sprinkler system
Ceiling Height	36’ clear
Zoning	<u>IM (Medium Industrial)</u>
HVAC	Gas fired overhead unit heaters with radiant tube above loading doors
Lease Rate	Starting at \$11.50 PSF
Additional Rent	\$5.76 PSF (2026 budget / water included)



Property Photos



Building D



Building D



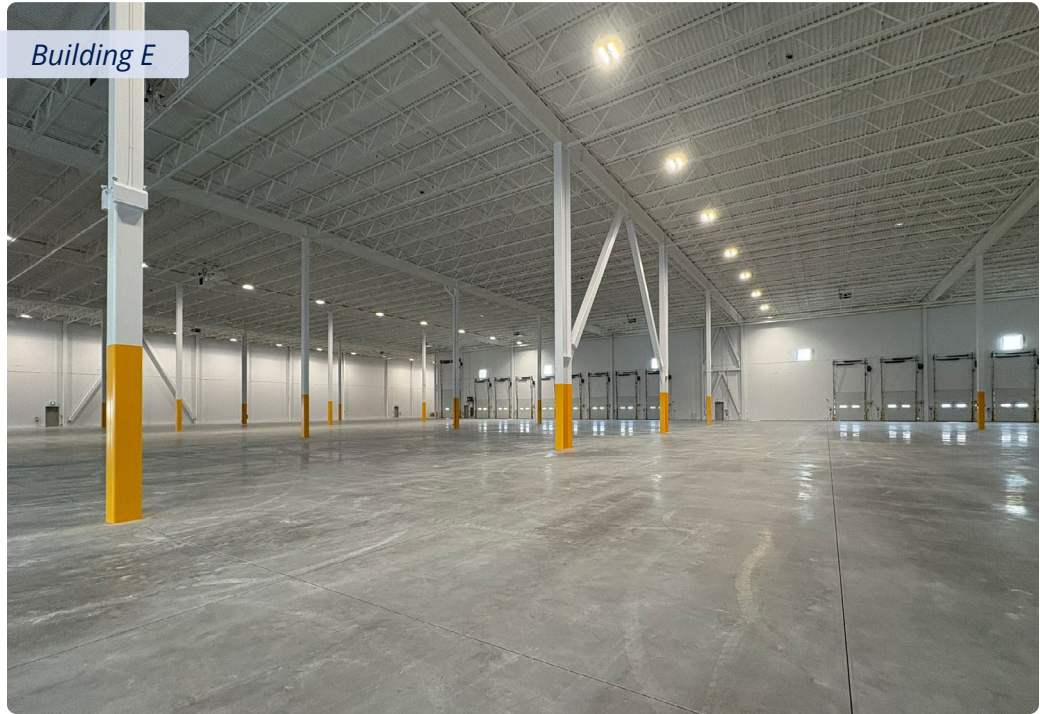
Building E



Building D & E



Building D & E



Building E



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