

Summit Centre Building C

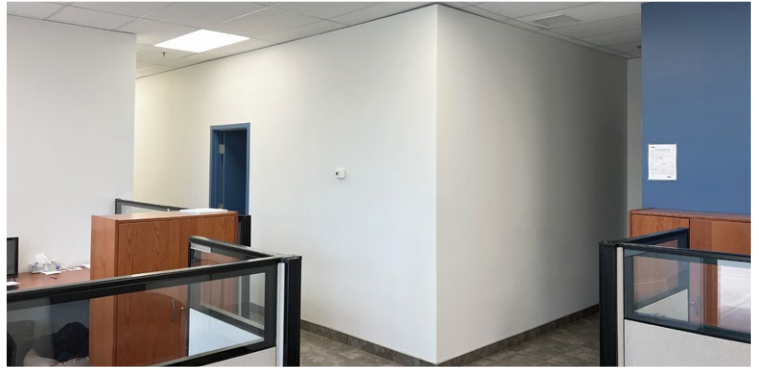
7019 - 56th Avenue
Edmonton, Alberta
www.cbre.ca

14,974 SF Available with Fenced Yard



Summit Centre | Building C

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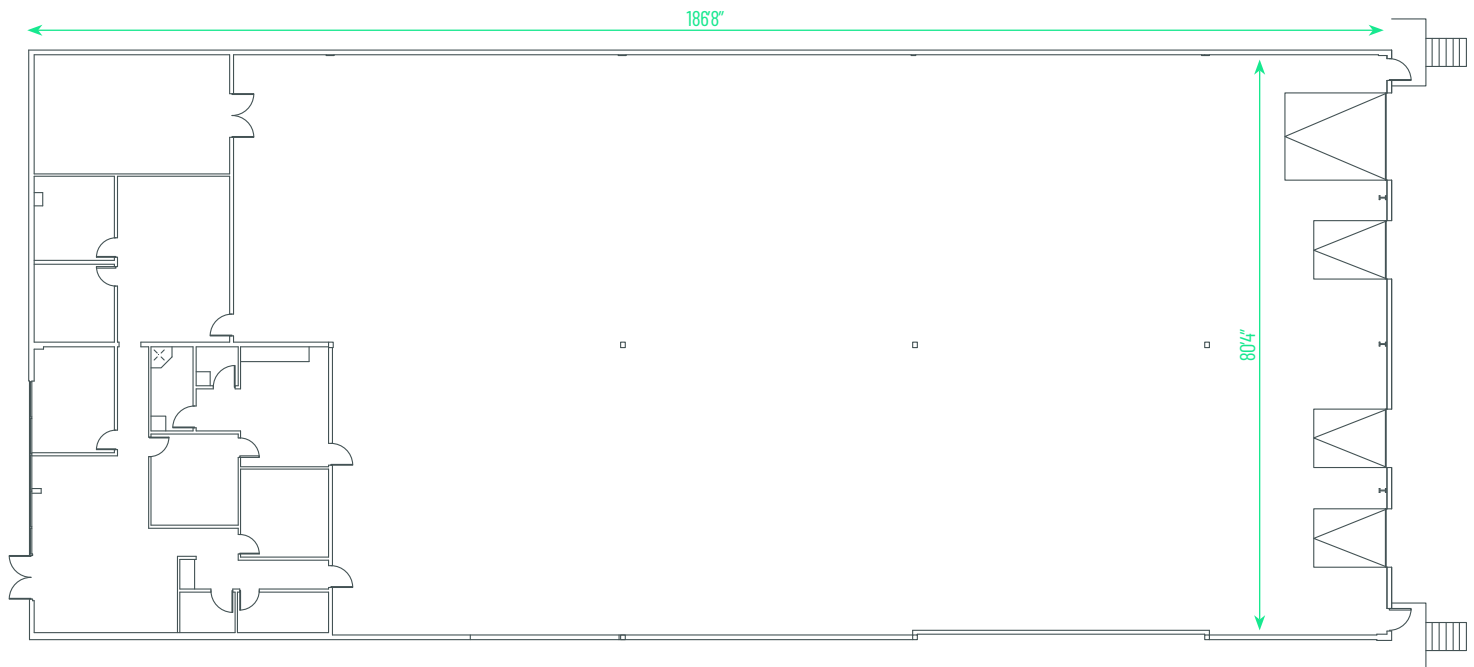
14,974 SF Available

Located just off Roper Road and 75th Street providing easy access to Whitemud Drive, Argyll Road, and Anthony Henday Drive. The unit totals 14,974 sq. ft. with 2,774 sq. ft. of existing office, built out as a combination of private offices and cubicle space. The warehouse area benefits from a 28' clear ceiling height with one concrete ramp drive-in door and three dock doors. Behind the building there is a fenced yard area of approximately 2,800 sq. ft. that is included in the lease. The space is available January 1, 2027.

Legal Address	Plan 0325766; Block 9; Lot 4B	
Zoning	BE - Business Employment	
Year Built	2003	
Available Area	Office	2,774 sq. ft.
	Warehouse	12,200 sq. ft.
	Total	14,974 sq. ft.
Dock Loading	(3) 8' x 10'; (2) with levelers	
Grade Loading	(1) 12' x 14'	
Construction	Insulated metal panel	
Column Spacing	40' x 40'	
Ceiling Height	28' clear	

Power	250 amp, 600 volt, 3-phase <i>*To be confirmed</i>
Lighting	T5HO in warehouse LED in office
Heating	Forced air overhead unit heaters
Sprinklers	Yes
Yard Space	Up to ±2,800 sq. ft.
Parking	Surface
Op Costs (2026)	\$7.19 per sq. ft. / annum
Lease Rate	\$11.25 per sq. ft. / annum
Available	January 1, 2027

Floorplan





Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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