



FOR SALE

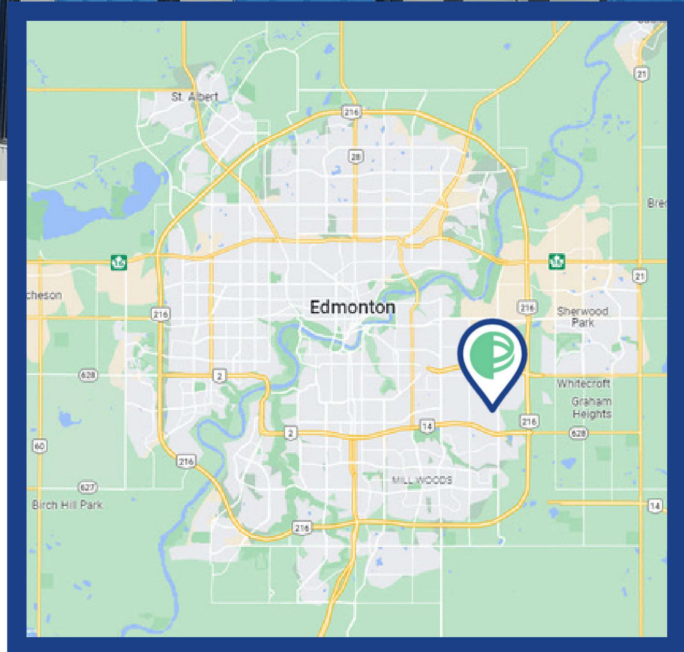


HEAVY INDUSTRIAL FACILITY

5710 - 17th Street, Edmonton AB

PROPERTY HIGHLIGHTS

- New Roof & Exterior Cladding
- New Flooring, drop-ceiling, and wall, door and trim paint
- New Grade-Doors throughout and newly painted shop bay
- 3 Large Main Shop Bays with 3 ancillary buildings, ample parking
- Extensive office & staff facilities on 2 story office podium
- Cranes throughout, including 2 bays w/ interior/exterior gantry cranes
- Numerous welding plug-ins with make-up & exhaust air units
- Heavy Power (800 amp @ 480, tbc)
- Fenced yard with excellent drainage & lighting
- In close proximity access to Whitemud Drive, Anthony Henday Drive & Sherwood Park Freeway

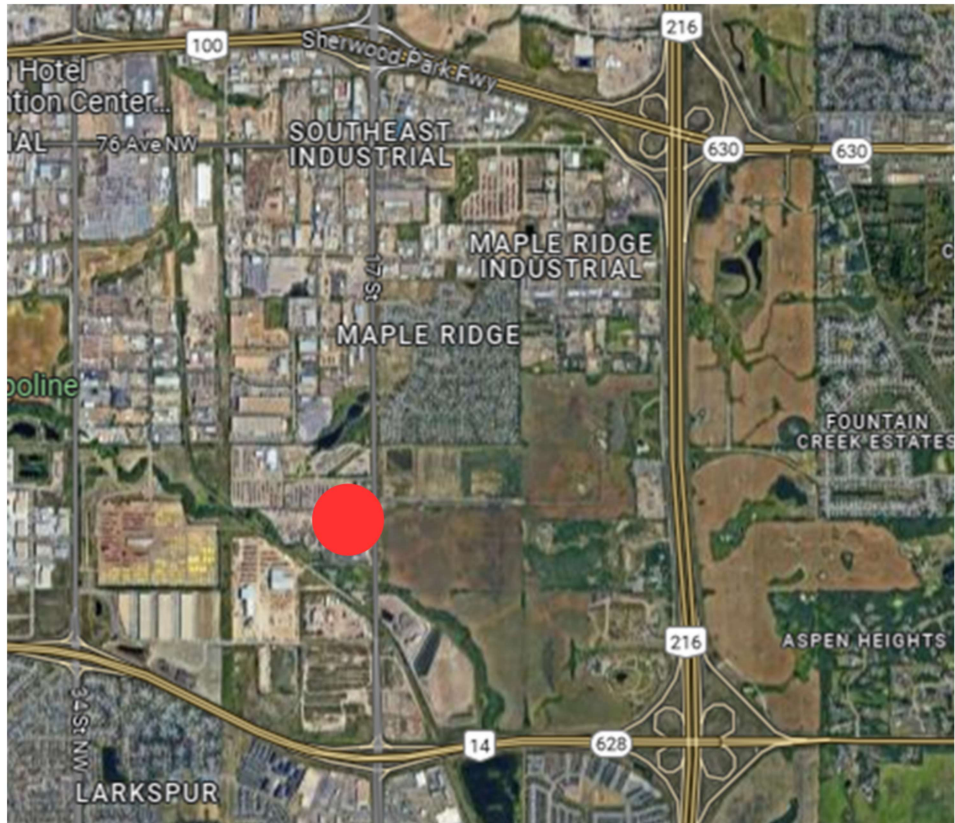


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PROPERTY DETAILS:

Asking Price:	Market
Building Size:	70,281 square feet in 4 buildings
Site Size:	20 Acres
Zoning:	IM (Medium Industrial)
Legal:	Lot 2, Plan 3484 RS
Under Lease:	21,952 Sq.Ft. plus front landscaping tenant and 1 acre of yard
Property / Lease Details:	Available with NDA

DENNIS AUBIN
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10548 - Whyte Avenue | Edmonton, AB T6E 2A4 | 780-426-4360

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BUILDING / BAY #	SIZE (SF)	DESCRIPTION
#1- North Bay Fab Shop & Whse.- LEASED	13,420 sf	3 x 5-Ton Bridge Cranes, Grade Doors-4 x14', 1 x 18', 1 x Swing door
#2-Middle Bay Fab Shop	16,160 SF	2x10 ton, 1x20 ton int./ext. cranes w/ 200' gantry, 2xswing type doors
#3-South Bay Fab Shop	12,322 SF	3x5 ton int./ext. cranes w/ 200' gantry, 2xswing type doors
#4a-Office Space-Main	8,606 SF F	FULLY RENOVATED THROUGHOUT
#4B-Office Space-2nd Floor 30% LEASED	8,606 SF	FULLY RENOVATED THROUGHOUT
#5-North Shop - LEASED	6,160 SF	-
#6-Paint Shop	2,424 SF	-
#7-Pipe Bend Shop	2,583 SF	-

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