

FOR SALE/LEASE



**BRAND NEW BUILDING
COMPLETED SPRING 2026**

FREESTANDING INDUSTRIAL CONDO

**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 BUILDING 3

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

- Freestanding industrial condo
- Exclusive use yard
- Customizable interior ready for buildout
- Concrete mezzanine
- LED lighting throughout
- Forced air unit heaters in warehouse
- Tilt-up concrete construction
- Loading: (2) 12'x14' grade
- Lease Options available

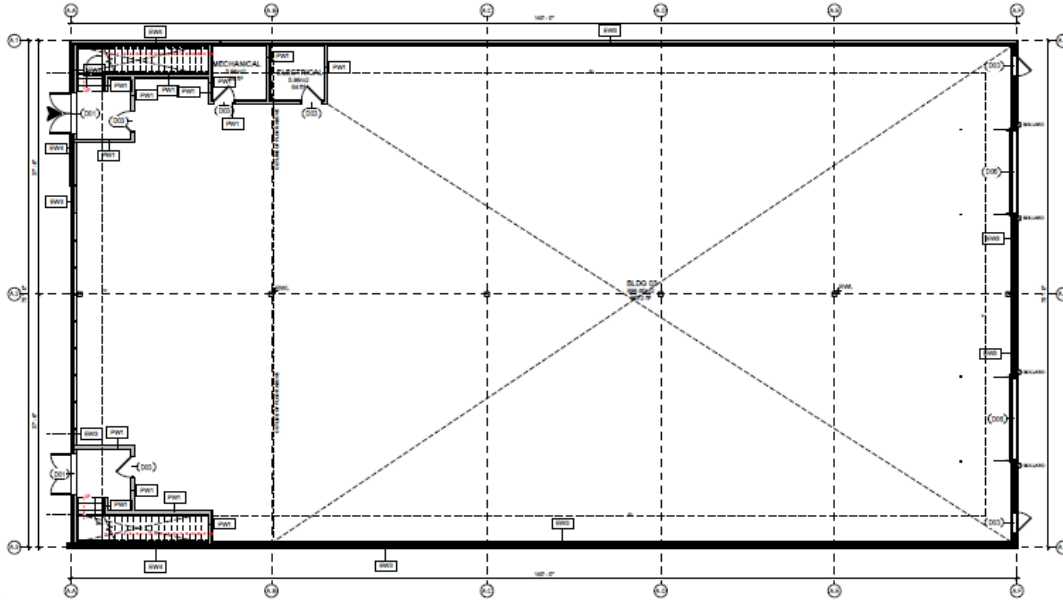
PROPERTY DETAILS

MUNICIPAL ADDRESS	5023 28 AVENUE NW, EDMONTON, AB
ZONING	BE - BUSINESS EMPLOYMENT
BUILDING SIZE	10,500 SF - MAIN 1,865 SF - MEZZANINE 12,365 SF - TOTAL
BUILDING AGE	BUILT 2026
LAND SIZE	±0.64 ACRES
PARKING	(14) EXCLUSIVE USE STALLS INCLUDED
POWER	200AMP, 120/240VOLT, 3 PHASE - TBV
PROPERTY TAXES	TBD
LEASE RATE	\$15.00 /SF
OP COSTS	\$7.81 /SF
SALE PRICE	\$250 /SF

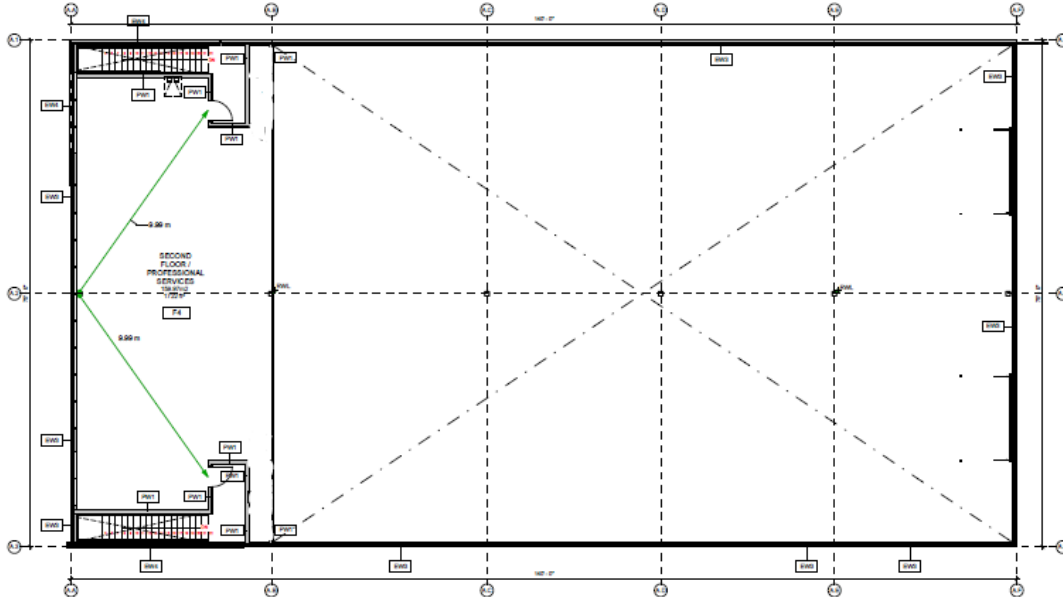


FLOOR PLAN

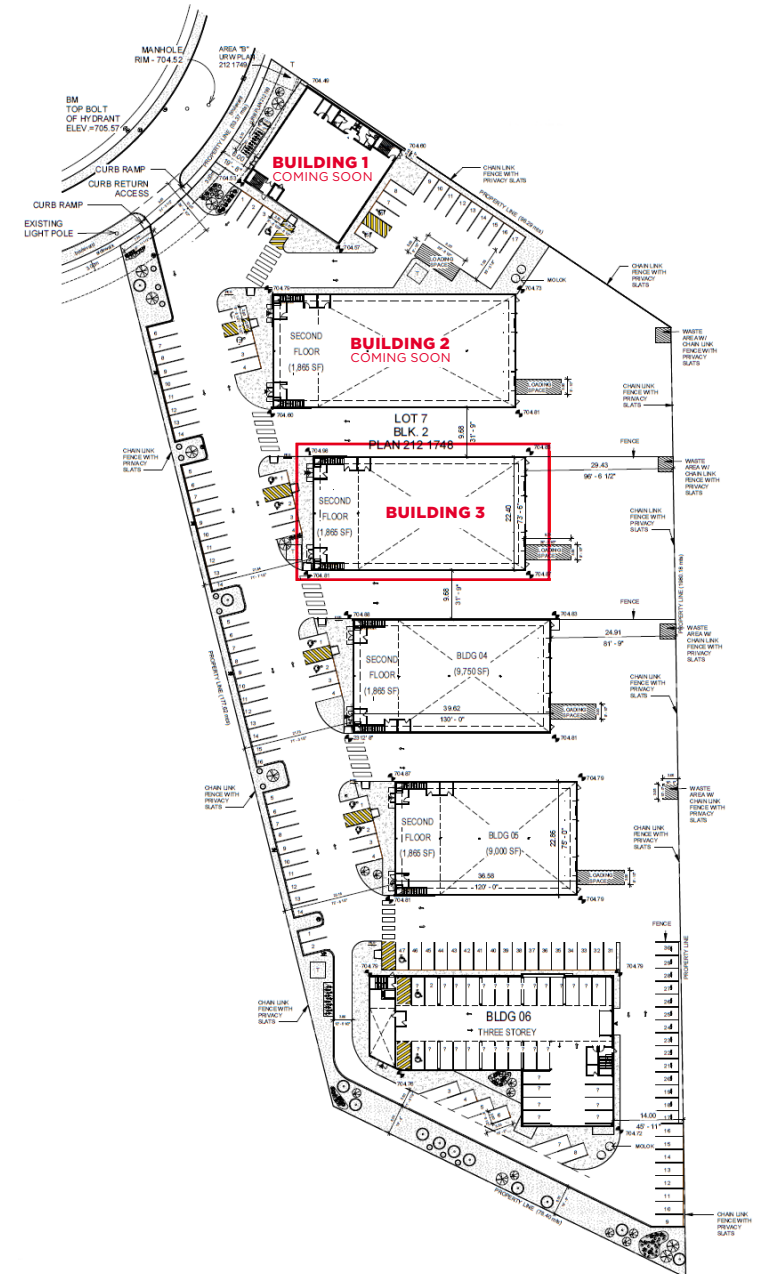
MAIN FLOOR - 10,500 SF



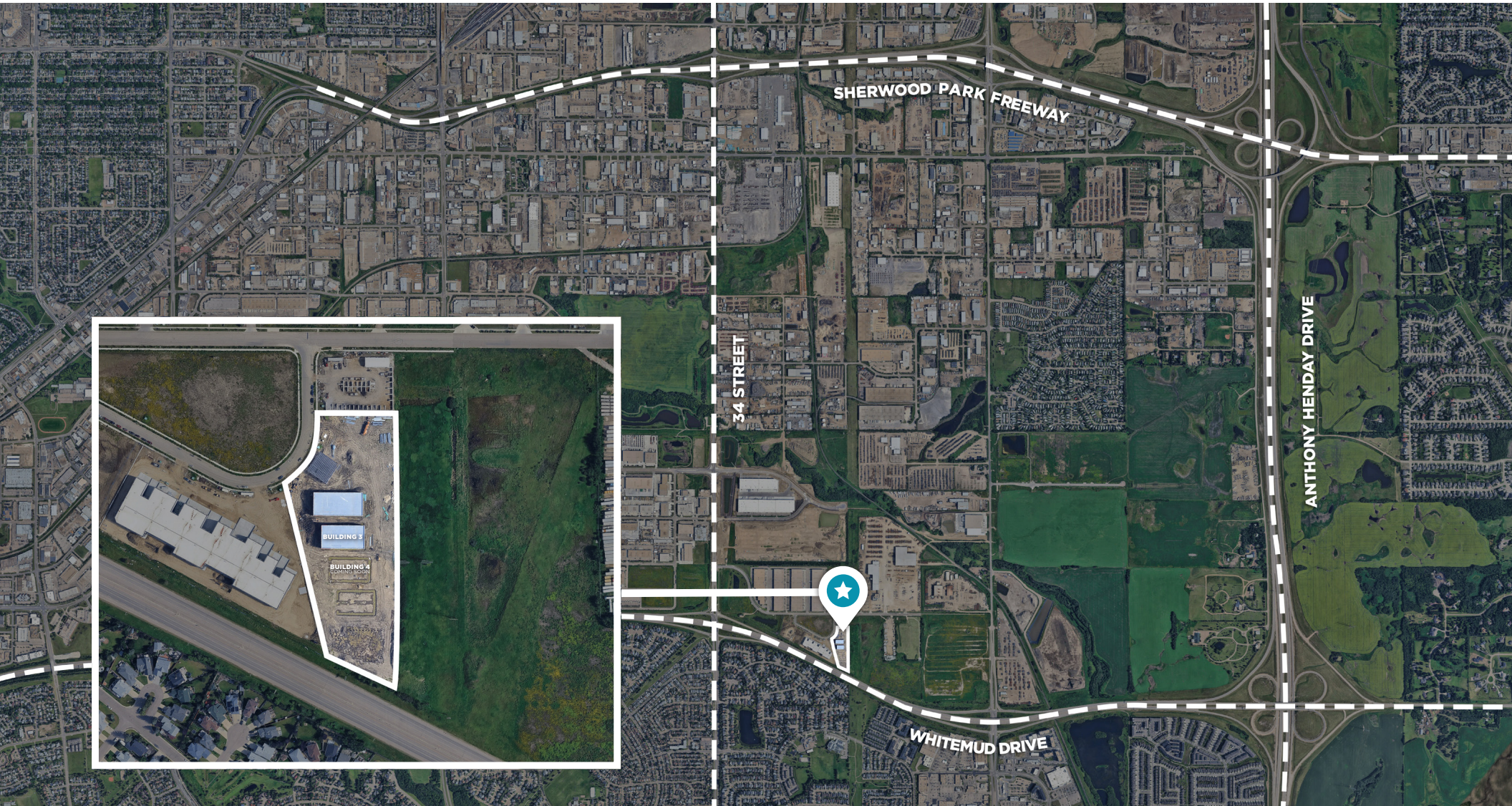
MEZZANINE - 1,865 SF



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@cwedm.com

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

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

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