

FOR SUBLEASE

FLINT INDUSTRIAL FACILITY

15,610 SF on 3.85 Acres

22, 53304 RR170, Yellowhead County (Edson), AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
doug.mackay@cwedm.com

PROPERTY HIGHLIGHTS

- First class shop and office facility
- Immediate occupancy available
- Competitive sub-lease rate

EDSON



YELLOWHEAD HIGHWAY

RANGE RD 170



PROPERTY DETAILS

MUNICIPAL ADDRESS

22, 53304 RR170, Yellowhead County, AB

ZONING

RI - Rural Industrial District

NEIGHBOURHOOD

Yellowhead County

AVAILABILITY

Office (Two Levels) - 3,060 SF

Warehouse (Incl. Wash Bay) - 12,100 SF

Total - 15,160 SF

SITE SIZE

3.85 Acres

YEAR BUILT

2007

LOADING

Grade

POWER

To be verified by sub-tenant

CRANES

2x5 Tonne

CEILING HEIGHT

20' Clear

PARKING

Ample

LIGHTING

T8 Hi Bay

HEATING

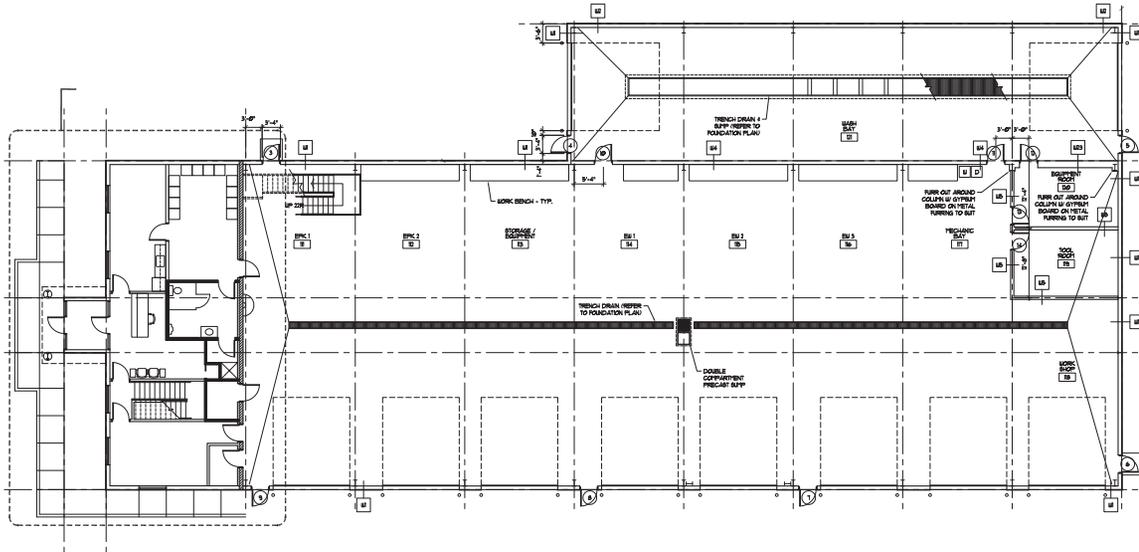
Radiant and
Forced Air

LEASE RATE

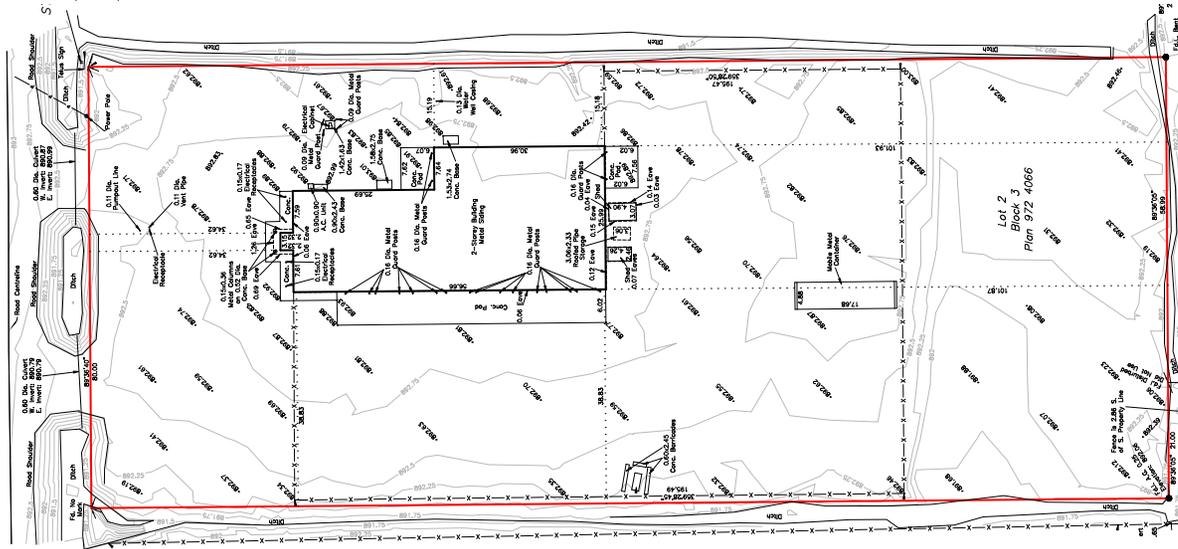
\$14 per SF



MAIN FLOOR



SITE PLAN



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