

FOR LEASE

LAYDOWN YARD FOR LEASE

18226A TOWNSHIP ROAD 532, EDSON, AB

MULTIPLE PARCELS AVAILABLE

UP TO ± 20 ACRES

Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedm.com

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

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DEVELOPMENT POTENTIAL

- Immediate access to Yellowhead Highway (Hwy. 16)
- No road bans
- Heavily compacted sites with fencing
- UFA Gas adjacent to site (no fueling on site)
- Current tenants Mullen Transport, Nova Gas (TC Energy), GEM Environmental, & Dunwald & Flemming



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PROPERTY DETAILS

MUNICIPAL ADDRESS	18226A TOWNSHIP ROAD 532, EDSON, AB
LEGAL DESCRIPTION	PLAN 9621815, BLOCK C
LEASABLE AREA	UP TO $\pm$ 20 ACRES
SITE AREA	51.87 ACRES
LEASE RATE	\$3,000 / MONTH (GROSS) + GST PER ACRE
TERM	3-5 YEARS
AVAILABILITY	CONTACT AGENT

SITE LOCATION

This Property is located just west of Edson, AB and is ideally located with direct access to Yellowhead Highway leading directly to Prince Rupert, BC (West) and to Edmonton, AB (East).

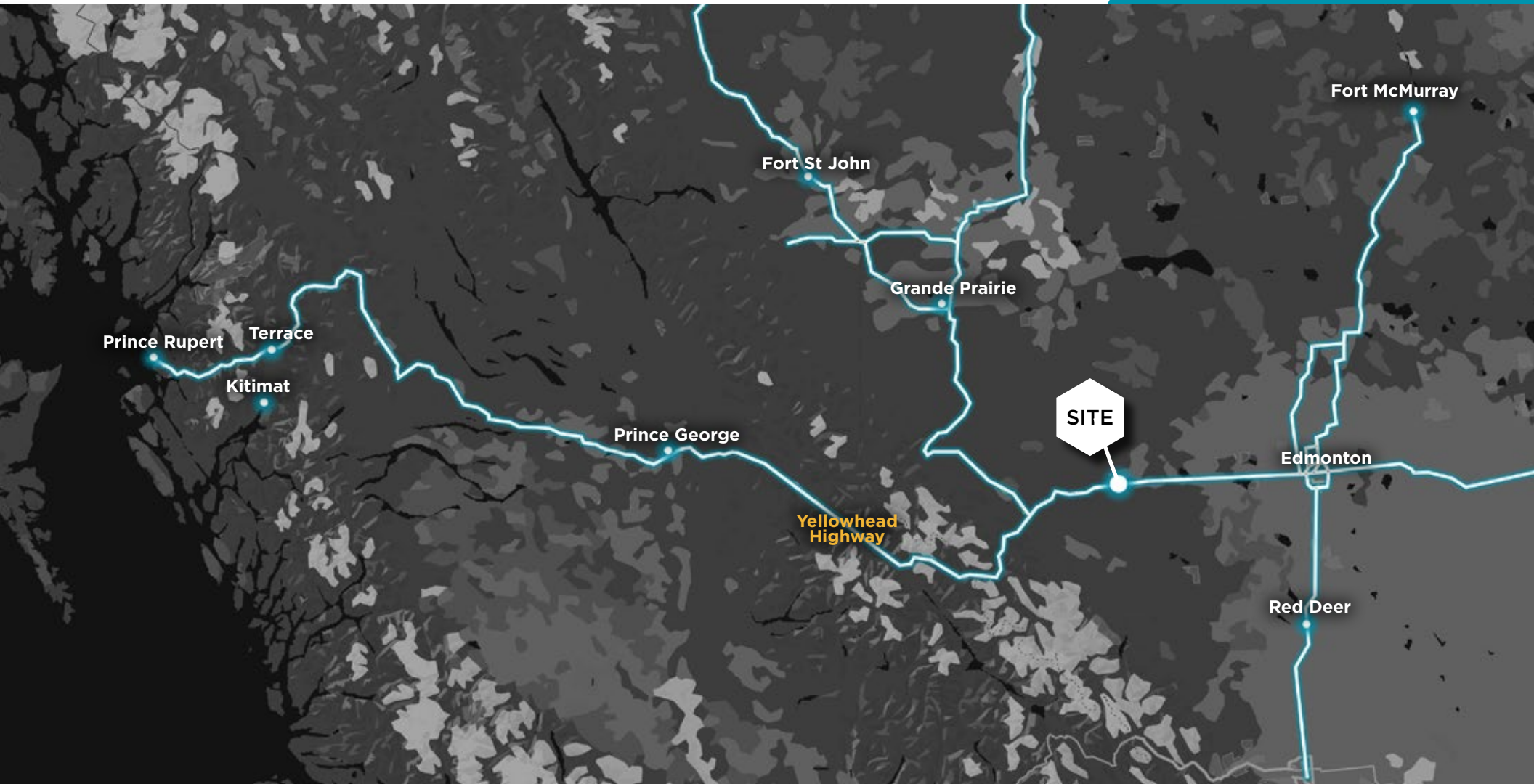
DISTANCES

- Prince Rupert: 1,247km
- Fort McMurray: 639 km
- Prince George: 529 km
- Kitimat: 1,159 Km
- Edmonton: 212 km
- Grande Prairie: 384 km
- Fort St John: 589 km
- Terrace: 1,103 km

AERIAL VIEW



KEEP IN TOUCH



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