

MULTIPLE PARCELS AVAILABLE

YELLOWHEAD HIGHWAY

FOR LEASE

EDSON LAND/ LAYDOWN YARD

18226A Township Road 532, Edson, AB

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

Royce Johnson
Associate
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PROPERTY HIGHLIGHTS

- 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

LEGAL DESCRIPTION:
Plan 9621815, Block C

SPACE AVAILABLE:
Up to 20 Acres (+/-)

SITE AREA:
51.87 Acres

LEASE RATE:
\$3,000/Month (Gross) + GST
Per Acre

AVAILABILITY:
Contact agent

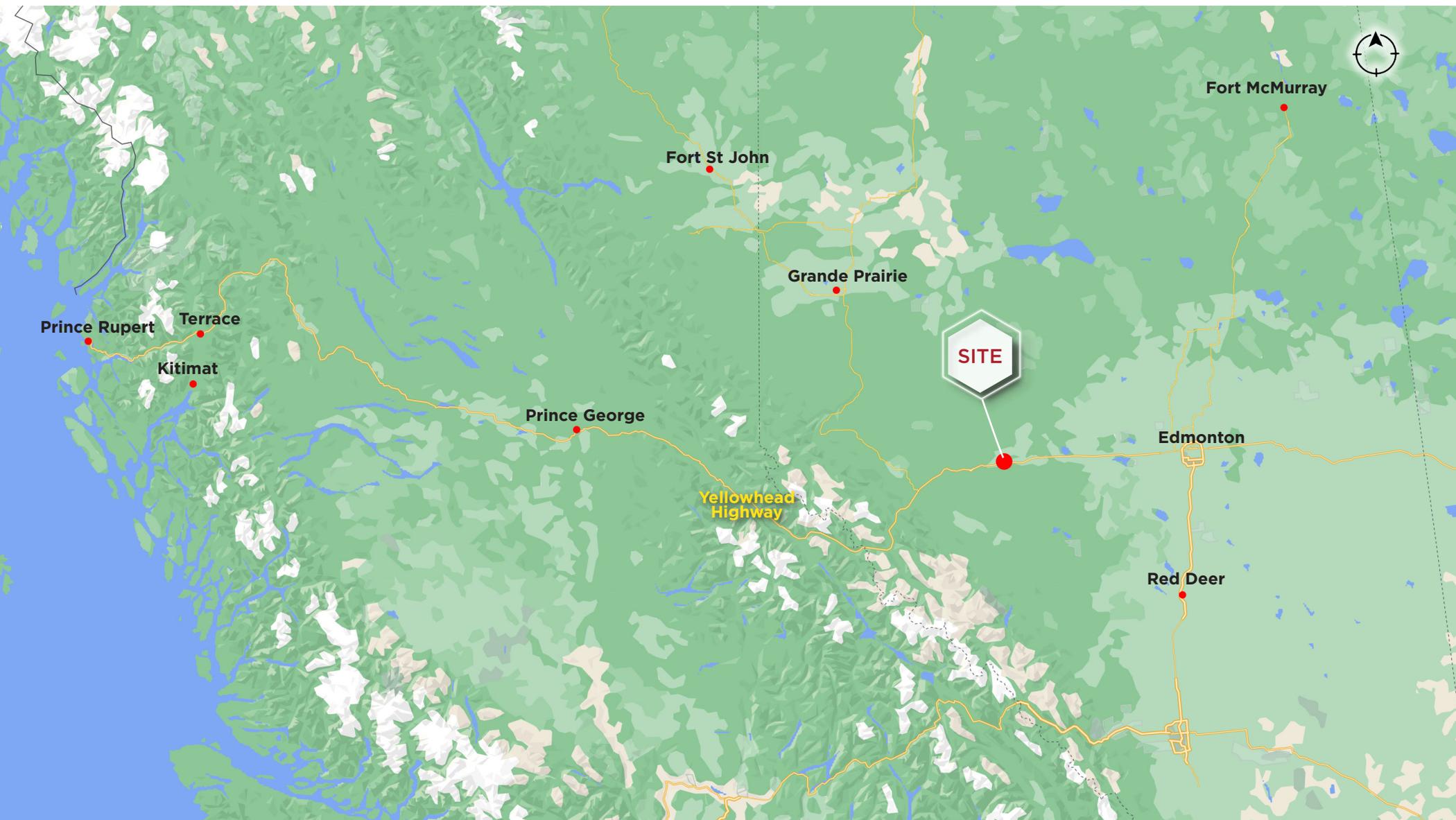
TERM:
3-5 Years



AERIAL PHOTO



GEOGRAPHY



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