

FOR SALE/LEASE

MORINVILLE FABRICATION SERVICE BUILDING

8802 95 Street, Morinville, AB



BELOW \$100/SF



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

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@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 for properties in question. September 12, 2024

THE OPPORTUNITY

- Manufacturing facility located in Morinville Industrial Park
- Office build-out with lots of natural light
- (2) 10-Ton Cranes, (1) 7.5-Ton Crane
- 10 minutes from St. Albert
- Quick access to Highway 2
- 16.6% site coverage ratio
- Fully serviced
- 3 opportunities available for sale



MAIN WAREHOUSE



INTERIOR FAB WAREHOUSE



INTERIOR FAB WAREHOUSE

PROPERTY DETAILS

ENTIRE SITE

MUNICIPAL ADDRESS

8802 95 Street, Town of Morinville, AB

LEGAL DESCRIPTION

Plan: 7821779, Block 3, Lot 4 & 5

ZONING

Business and Industrial Park (BMP)

NEIGHBOURHOOD

Morinville Industrial

SITE SIZE

5.96 Acres

SITE COVERAGE RATIO

16.6%

YEAR BUILT

2011

POWER

1000 Amp, 600 Volt, 3 Phase (TBC)

CRANE

Two 10-Ton
One 7.5-Ton

LIGHTING

Halide and Halogen

HEATING

Gas Fired Overhead and Radiant Tube

LOADING

Main Warehouse
Grade: One (1) 14' x 12',
One (1) 10' x 12',
Three (3) 14' x 16'

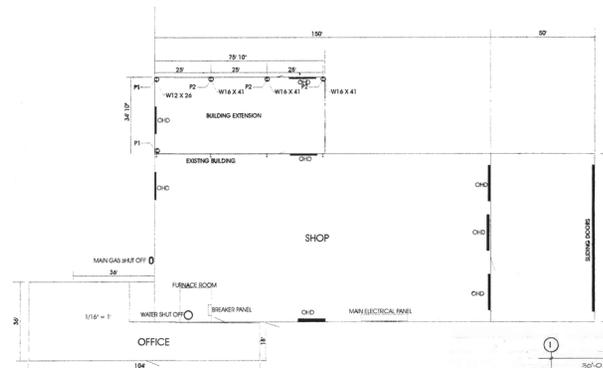
Fabrication Shop
Grade: One (1) 14' x 14',
Four (4) 28' x 30'

Paint Shop
Grade: One (1) 20' x 18'

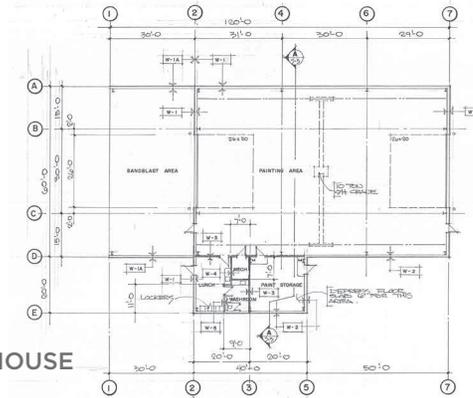
CEILING HEIGHT

18' - 30' Clear (TBC)

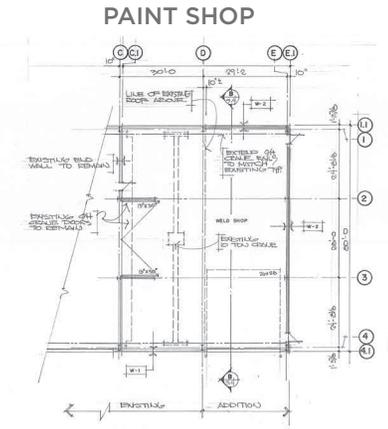
SITE PLANS & AERIAL



MAIN WAREHOUSE



FABRICATION WAREHOUSE



PAINT SHOP



PROPERTY OPPORTUNITY

AVAILABILITY

18,300 SF - Main Warehouse
16,000 SF - Fabrication Warehouse
8,000 SF - Paint Shop
42,300 SF - Total Building Area

SALE PRICE

\$3,950,000 (\$93.38/SF)

LEASE RATE

\$10.00 per SF



SITE



Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@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 for properties in question. September 12, 2024