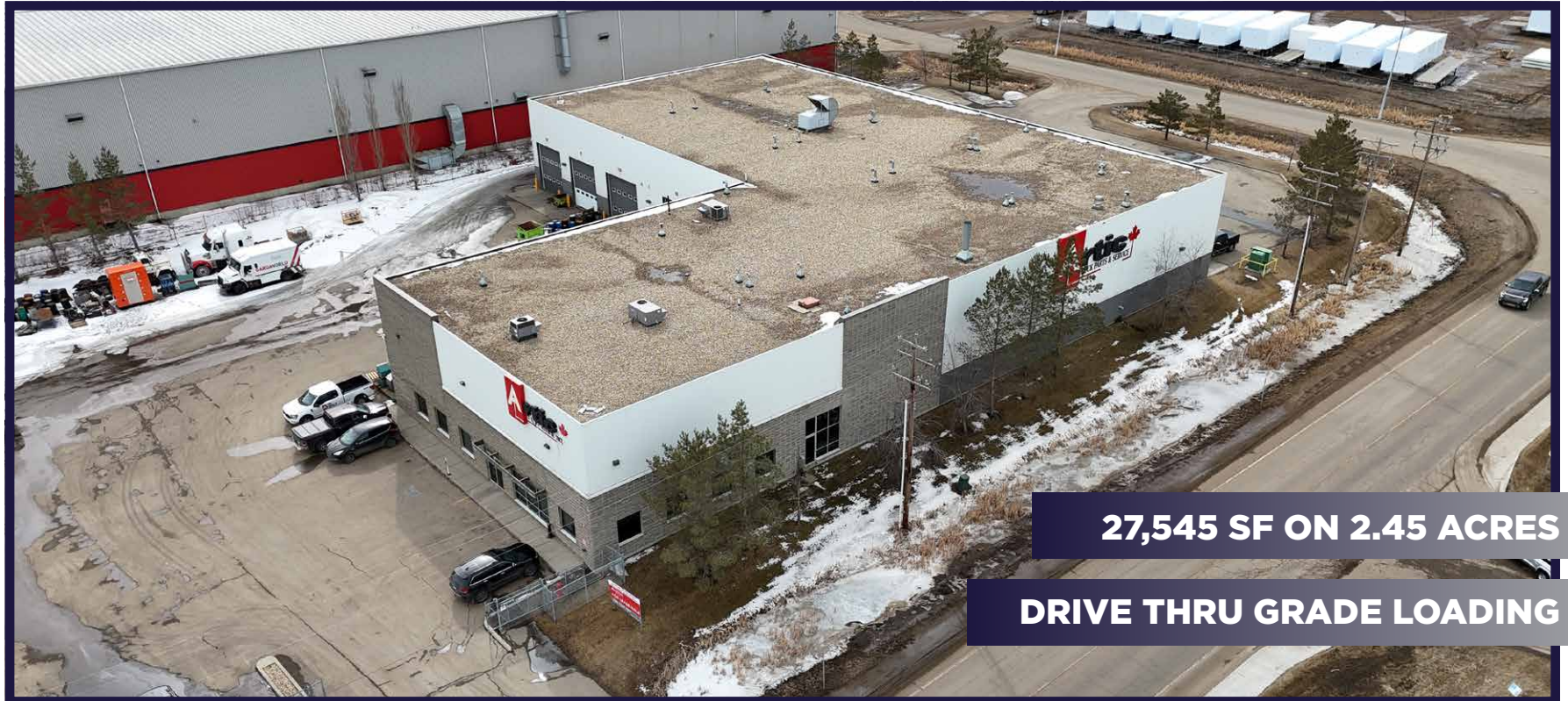


FOR SALE/LEASE



ARTIC TRUCK PARTS BUILDING

63 Strathmoor Drive, Sherwood Park, AB

INDUSTRIAL OWNER USER OR TENANT OPPORTUNITY

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

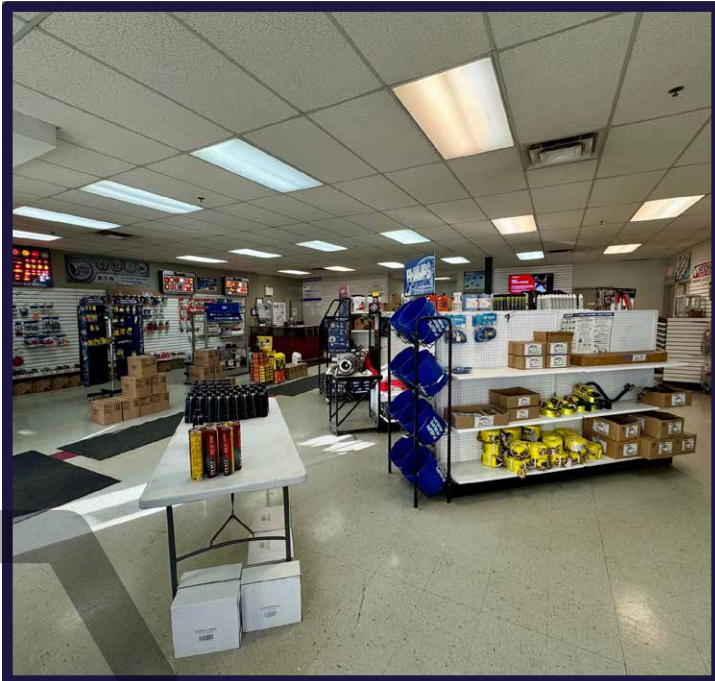
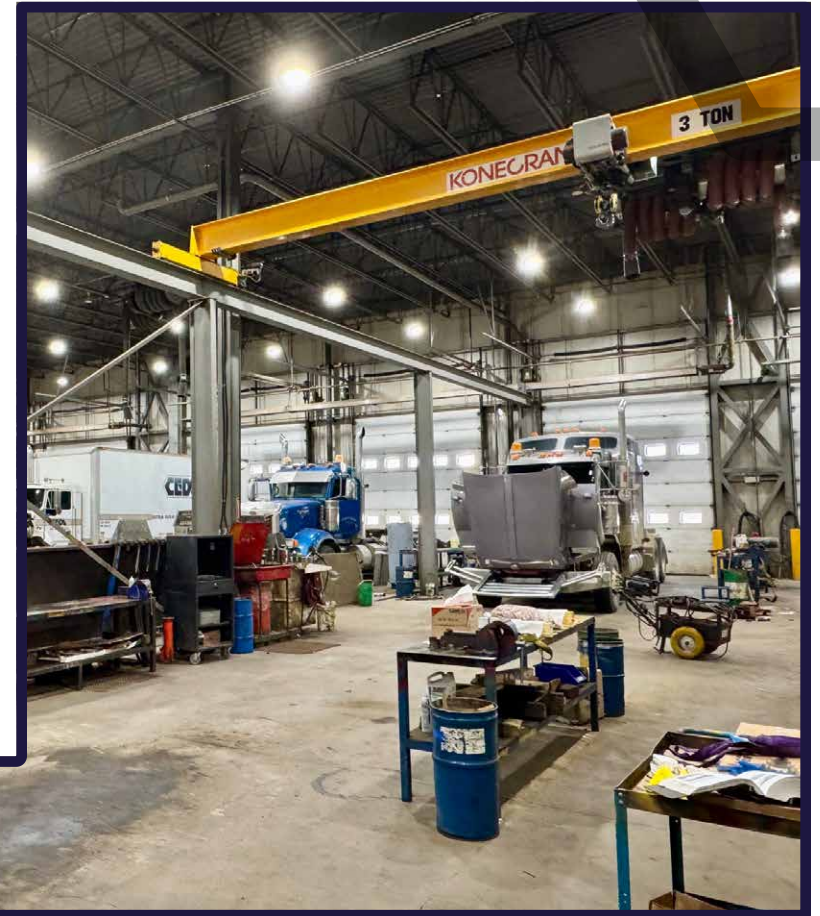
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Chris Sieben
Partner

780 720 0227
chris.sieben@cwedm.com

OFFERING SUMMARY

Legal Description:	Plan 9322408; Block 2; Lot 6
Municipal Address:	63 Strathmoor Drive, Sherwood Park, AB
Building Size:	27,545 SF
Site Size:	2.45 acres (25.8% SCR)
Zoning:	IM - Medium Industrial Zone
Loading:	16 grade level doors (2) 16' x 16' (12) 14' x 16' (2) 10' x 14'
Year Built:	2007
Power:	TBV
Ceiling Height:	24' clear



PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton has been exclusively retained to offer 63 Strathmoor Drive, Sherwood Park for sale or lease.

Formerly known as the Arctic Truck Parts building, this facility was built in 2007 as a design-build for the current tenant.

Key property benefits include a well-designed and solidly constructed concrete and metal-frame freestanding building in Strathcona County—just minutes from refineries, infrastructure projects, and supporting businesses. Located in the County, the property offers the advantage of lower municipal taxes while providing excellent access to Edmonton via Yellowhead Trail and Anthony Henday Drive.

FINANCIAL SUMMARY



Lease Rate:	\$18.00 per SF
Operating Costs:	Net & Carefree, paid directly by Tenant
Sale Price:	\$8,250,000
Taxes:	\$83,222 (2025)
Availability:	June 1, 2025

KEEP IN TOUCH



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