

FOR LEASE

2959 Parsons Road, Edmonton, AB



FOOD GRADE PRODUCTION & DISTRIBUTION FACILITY

UP TO 107,018 SF AVAILABLE

\$7.00 PER SF

HEAVY POWER, WATER, & GAS - IDEAL FOR MANUFACTURING AND OR COLD STORAGE

Patrick Livingston
Associate Partner
780-655-7167
patrick.livingston@cwedm.com

Lance Frazier
Senior Associate
780-970-2650
lance.frazier@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

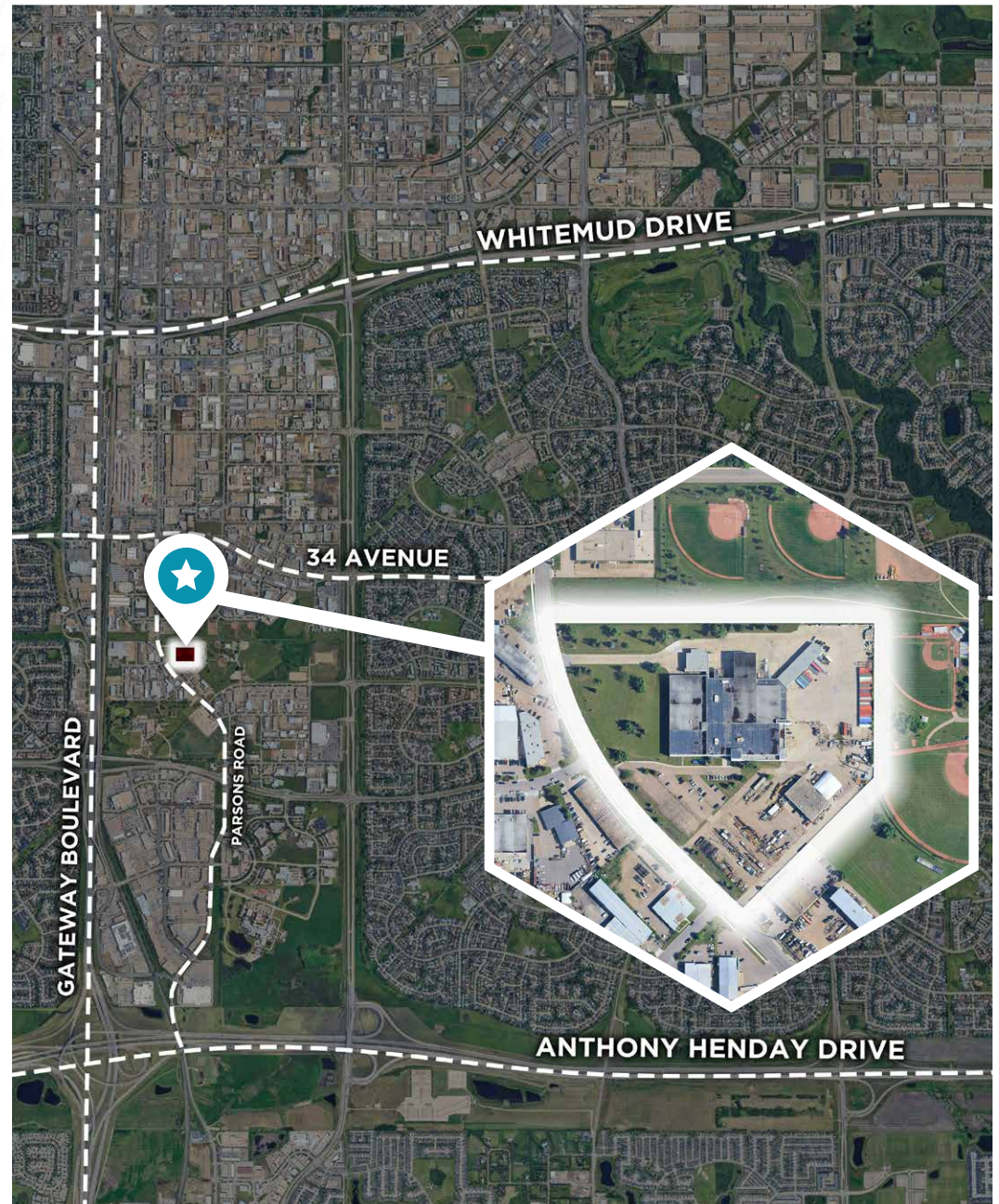
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AERIAL VIEW

- High-capacity power, water & gas
- Food-grade infrastructure with wash-down and drainage throughout
- Freezer / cooler-ready w/ existing mechanical tie-ins
- Flexible 2nd floor office configurations
- 21,746 SF basement storage and mechanical (not included in GLA)
- Flexible dock & grade loading
- 28'-32' clear height

PROPERTY DETAILS

| | |
|---------------------------|---|
| Address: | 2959 Parsons Road NW, Edmonton, AB |
| Property Type: | Industrial |
| Legal Description: | Lot 9 Block 1 Plan 0626825 |
| Zoning: | IM - Medium Industrial |
| Building Size: | 166,063 SF (107,018 SF Available) |
| Availability: | Spring 2026 |
| Power: | 3,000 amp, 600 volt, 3 Phase (TBC) |
| Lease Rate: | \$7.00 Per SF |
| Operating Costs: | \$3.75 Per SF |
| Parking: | Ample |

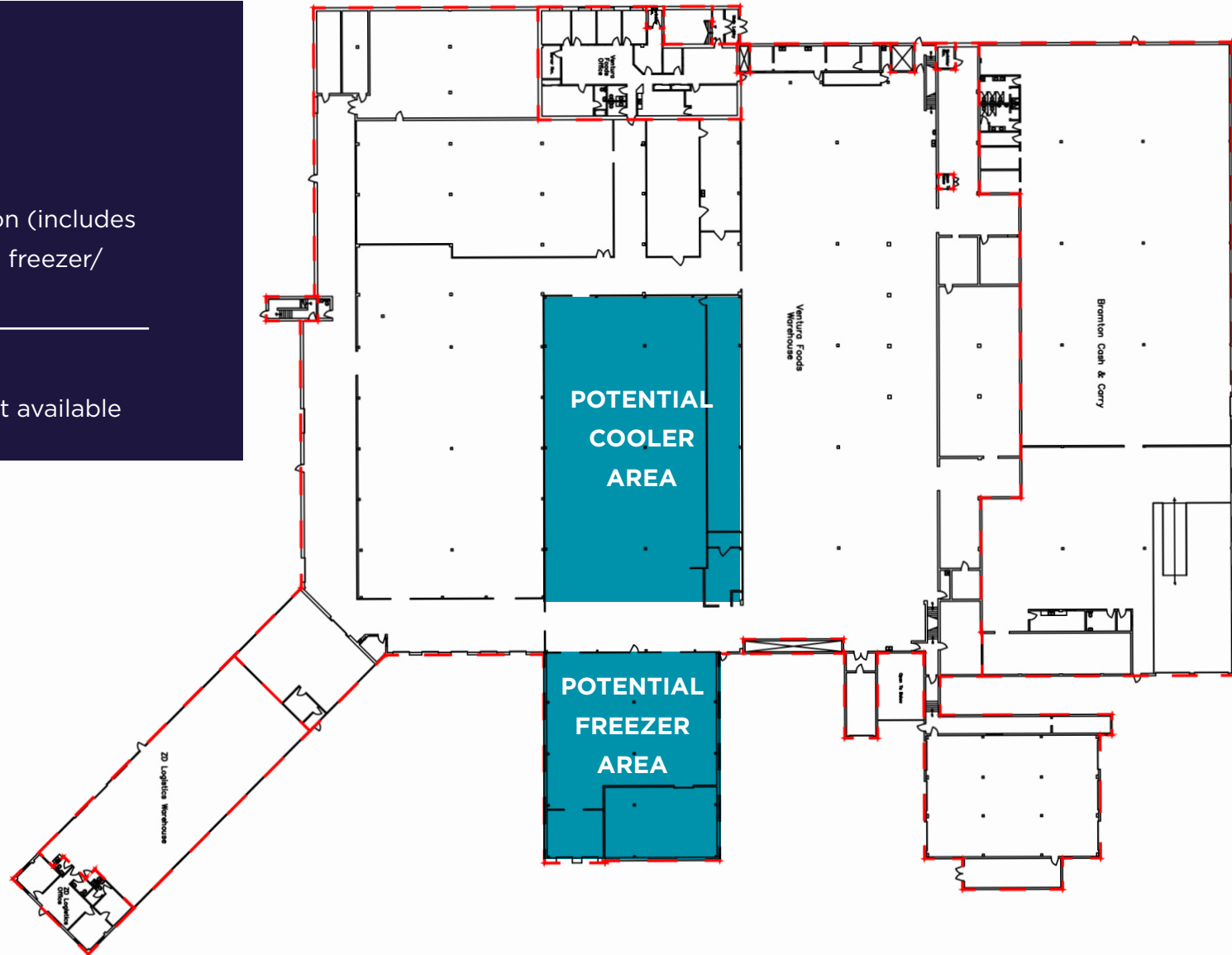


FLOOR PLAN

MAIN FLOOR

Available Area:

| | |
|------------|--|
| 3,333 SF | Main floor office |
| 19,983 SF | Second floor office |
| 83,702 SF | Main floor production (includes 20,000 SF potential freezer/ cooler) |
| 107,018 SF | Total Available area |
| 21,746 SF | Additional basement available |





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