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EDMONTON

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Please visit our website at www.cwedm.com.

McKenzie Distribution Centre

11125 – 184 Street, Edmonton, AB



- » Immediately Available
- » Excellent Northwest location
- » Three (3) Dock Loading Doors
- » Ample on Site Parking
- » 18,507 sq. ft. spaces
- » Excellent exposure to 184 Street
- » Immediate occupancy

Contact: Doug MacKay, Kurt Paull

Wire Building

2920-101 Street, Edmonton, AB



- » 25,161 sq. ft. with 4.5 acres
- » Excellent exposure to Calgary Trail
- » Office/Warehouse facility
- » Drive through loading
- » Big power and 15 ton crane
- » \$9.50/sf and yard rent
- » \$5,350,000

Contact: John A. Croft

Westward Profasteners

14350 - 123 Ave, Edmonton, AB



- » 11,264 to 57,490 sq. ft. available
- » Flexible bay sizes
- » Easy access to major west end arterial roads
- » Dock, ramp and rail loading available
- » Well maintained building
- » \$6.50/sq. ft. or \$5,175,000

Contact: Andy Horvath, Burke Smith, Doug Greschuk, Chris Sieben, Andrew Simpson

CanWel Building

16011 - 128 Avenue, Edmonton, AB



- » 57,137 sq. ft. on 6.99 acres
- » 2.75 – 5.25 acres of yard available
- » Dock, grade and rail loading with active CN spur
- » in place
- » Ideal location west of 156 St. just north of Yellowhead Trail

Contact: Andy Horvath, Burke Smith, Chris Sieben, Andrew Simpson

For more information about any of our listings call our office or visit our website:

780.420.1177 | www.cwedm.com

TriCan Tire Building

15845 - 112 Avenue, Edmonton, AB

**FOR SALE**

- » 32,245 sq. ft.
- » Over \$500,000 renovation including a new roof, new HVAC system and exterior paint
- » Excellent access to 156 St, 111 Ave and Mayfield road
- » Fully sprinklered
- » Small fenced storage yard
- » \$3,350,000

Contact: Andy Horvath, Burke Smith,
Andrew Simpson

Sheffield II

15813-114 Avenue, Edmonton, AB

**FOR LEASE**

- » 29,758 sq. ft.
- » Great access to 156 street, 118 avenue, 111 avenue, Yellowhead Trail & Anthony Henday Drive
- » 4 dock loading doors
- » 23' clear ceiling height
- » \$5.75/sq. ft.

Contact: Andy Horvath, Burke Smith,
Andrew Simpson

Superstein Building

15010-116 Avenue, Edmonton, AB

**FOR LEASE**

- » 8,192 sq. ft.
- » Excellent access to 149 street, 118 avenue & Yellowhead Trail
- » Dock & Grade loading
- » Ample parking
- » \$8.50/ sq. ft.

Contact: Andy Horvath, Burke Smith,
Chris Sieben, Andrew Simpson

Former Rovax

16703-110 Avenue, Edmonton, AB

**FOR SUBLEASE**

- » Up to 9,000 sq. ft.
- » (1) 5 Ton and (1) 10 ton crane in east bay
- » (1) 5 ton crane in west bay
- » Trench sumps in both bays
- » Head lease expiry Aug. 31, 2011
- » \$14.80 gross

Contact: Andy Horvath, Burke Smith,
Andrew Simpson

Diamond Property

21410-113 Avenue, Edmonton, Alberta

**FOR SALE**

- » 8,000 sq. ft. on 8.23 acres
- » New building built in 2008
- » Conventional design accommodates a variety of uses
- » New building built in 2008
- » \$3,950,000
- » \$336,783/annum net income

Contact: Andy Horvath, Chris Sieben,
Andrew Simpson

Smalley's Bay

11618 - 149 Street, Edmonton, AB

**FOR LEASE**

- » 4,608 sq. ft. including office, showroom & warehouse
- » Dock loading
- » Direct exposure onto 149 St. just south of 118 Ave
- » 30,000+ vehicles per day
- » Significant exterior upgrades including paint, landscaping, lighting and tenant signage

Contact: Andy Horvath, Burke Smith,
Chris Sieben, Andrew Simpson

Canadian Western Hardware

11615 - 149 Street, Edmonton, AB



FOR LEASE

- » 12,479 sq. ft. available
- » 2 dock loading doors
- » Great access to 118 Ave and Yellowhead Trail
- » Exposure along 149 Street (30,000 + Vehicles per day)
- » \$8.50/ square foot

Contact: Andy Horvath, Burke Smith, Chris Sieben, Andrew Simpson

Amre Building

10528 - 123 Street, Edmonton, AB



FOR LEASE

- » 12,600 sq. ft.
- » Dock loading
- » Excellent central warehouse location
- » CB2 Zoning
- » 18' ceiling height

Contact: Burke Smith, Andy Horvath, Andrew Simpson

11610-178 Street

11610-178 Street, Edmonton, AB



FOR LEASE

- » Total site size 2.32 acres
- » Free standing building with exclusive yard
- » Heavy power
- » (3) 5 ton cranes
- » Newer building construction
- » \$10.95/ sq. ft. net

Contact: Chris Sieben

15935 - 118 Avenue

15935 - 118 Avenue, Edmonton, AB



FOR LEASE

- » 11,700 sq. ft.
- » High exposure location on 118th Ave
- » With up to 1 acre yard
- » \$7.50/sq. ft.
- » \$2.28/ sq. ft. operating cost

Contact: Chris Sieben

Fort Road Condos

12245/12255 Fort Road, Edmonton, AB



FOR SALE

- » 3,000 - 12,000 sq. ft.
- » Excellent exposure onto Fort Road, Wayne Gretzky Drive, and Yellowhead Trail
- » Dock loading with ability to ramp - to grade
- » Newly rezoned to IB
- » \$130.00/sq. ft.

Contact: Burke Smith, Andy Horvath, Andrew Simpson

Cargo Bed Buildings

12845 - 151 St Unit 2 & 3, Edmonton, AB



FOR SALE

- » 10,088 sq. ft. comprised of two buildings - 7,988 and 2,100 sq. ft. - 2 titles
- » IB Zoning (Business Industrial)
- » Newly renovated and very clean
- » New radiant heat
- » Listing Price for both units \$1,118,000

Contact: John A. Croft

Capital Building "B"

4703-68 Avenue, Edmonton, AB

**FOR SUBLEASE**

- » 15,312 sq. ft.
- » Dock and ramped to grade loading
- » Excellent access to 50 St. and Whitemud Drive
- » 1,500 sq. ft. ± of office space on two floors
- » \$7.25 sq. ft.

Contact: *Andy Horvath, Burke Smith, Andrew Simpson*

76 Avenue Warehouse

4752 - 76 Avenue, Edmonton, AB

**FOR SUBLEASE**

- » 3,760 ± sq. ft. available
- » 12' x 14' grade loading door
- » Access from 76 Ave, east of 50 St
- » Close proximity to Sherwood Park Freeway, 50 St & 34 St
- » Dual compartment sump
- » \$10.00/sq. ft.

Contact: *Andy Horvath, Burke Smith, Andrew Simpson*

99th Street Warehouse

99 Street and 56 Avenue, Edmonton, AB

**FOR LEASE**

- » 5,000 sq. ft.
- » Located next to new Capital Region Veterinary Specialty and Emergency Centre
- » 1 Dock and 1 Grade door
- » Frontage onto 99th St
- » Excellent access to Whitemud Drive and 99th St.
- » \$12.00/ sq. ft.

Contact: *Andy Horvath, Jeff McCammon, Andrew Simpson*

Maple Ridge Building

7211 - 8 Street, Edmonton, AB

**JUDICIAL SALE**

- » 23,800 sq. ft. on 4.13 acres
- » Vendor willing to complete construction
- » Full building plans available
- » Building construction near completion
- » Access to ring road
- » \$3,500,000

Contact: *Chris Sieben, Andy Horvath*

2816 - 84 Avenue

2816 - 84 Avenue, Edmonton, AB

**BUILD TO SUIT LEASE**

- » 53,000 sq. ft. build to suit lease
- » Crane ready, large power
- » 8.16 acres – excess yard area
- » Coming 2011

Contact: *John A. Croft*

Energy Alloys

5707 - 68 Avenue, Edmonton, AB

**FOR SUBLEASE**

- » From 22,560 - 37,028 sq. ft.
- » Grade facility with exclusive yard area
- » Premier space in prestigious 50 St Business Park
- » Excellent access to 50 St, 75 St and Whitemud Drive
- » Exclusive yard area
- » \$10.75/sq. ft.

Contact: *Chris Sieben*

Centre 51

8822 - 51 Avenue, Edmonton, AB



FOR SUBLEASE

- » 4,177 sq. ft. including main floor showroom, warehouse and 2nd floor office
- » Extensive interior and exterior upgrades
- » Exposure onto 51 Ave
- » Proximity to Whitemud Freeway, 99 St, Calgary Trail and 75 St
- » 9.25/s.f. net

Contact: Chris Sieben

Industrial Office/Warehouse and Service Shop

8805 - 53 Avenue, Edmonton, AB



FOR SUBLEASE

- » 6,500 sq. ft.
- » Exclusive Yard
- » Drive through grade building
- » \$12.00/ sq. ft. per annum

Contact: Chris Sieben

Winterburn 0.60 Acre Land

21603-115 Avenue, Edmonton, AB



FOR LEASE/SALE

- » 0.60 Acres
- » For sale, lease or build to suit opportunity
- » Zoning: IB (Business Industrial)
- » Taxes: \$2,567.19 (2010)
- » Legal: Plan 0525860, Block Lot 2C
- » *Vendor is licensed associate

Contact: Doug MacKay, Kurt Paull

West End Industrial Land

184 St & 106 Ave, Edmonton, AB



FOR SALE

- » 9.88 Acres
- » Great exposure along 184 St w/ 3 access points
- » Quick access to all major Northwest Roadways
- » Fantastic opportunity for owner/user building (build to suit or purchase)
- » \$7,250,000

Contact: John Croft

8.16 Acre Land

84 Ave & 28 St, Strathcona County, AB



FOR SALE

- » 8.16 Acres
- » No business tax in Strathcona County
- » Vendor will consider land lease
- » Phase I Environmental and Geo Technical report has been completed by vendor
- » \$3,468,000 (\$425,000/acre)

Contact: John A. Croft

184 St Land

18354 - 118 Ave, Edmonton, AB



FOR SALE

- » 3.01± Acres
- » Frontage onto 118th Ave.
- » Easy access to 184th St & Yellowhead Trail
- » Pattison sign income on the property of \$3,300 per annum; (month to month contract)
- » \$725,000/Acre

Contact: Andy Horvath, Burke Smith, Andrew Simpson

101 St Land

10050 - 29A Ave, Edmonton, AB

**FOR LEASE**

- » 1.5± Acres
- » Close Proximity to White-mud Freeway, Calgary Trail, 99th St and Anthony Henday
- » Direct exposure to over 38,200 VPD
- » Landlord willing to prepare land to suit tenant
- » \$1.00/sq. ft.

Contact: Andy Horvath, Burke Smith,
Chris Sieben, Andrew Simpson

14.01 Acres

92 Avenue & 14 Street, Edmonton, AB

**FOR SALE**

- » 14.01 Acres - subdivided and ready to build
- » Power with transformer has been pulled to front of site
- » Site has been stripped and graded w/ paved roadways
- » Agreements in place to park on top of easement
- » \$420,000/acre

Contact: Andy Horvath, Burke Smith,
Andrew Simpson

Sherwood Park Condos

Fir Street, Sherwood Park, AB

**FOR SALE**

- » Several bay size available
- » Size ranges from 1500 to 3000 sq. ft.
- » Well located
- » Drive through bays
- » Store front bays
- » Various options

Contact: John A. Croft

DHL

2322 - 5 Street, Nisku, AB

**FOR LEASE**

- » 3,600 sq. ft.
- » Located in Nisku industrial park
- » Adjacent to Edmonton's International Airport
- » Western Canada's largest business and industrial park
- » Large marshalling yard area
- » \$10.00/sq. ft.

Contact: Chris Sieben

SNUB Secure

Bay C 1202 - 5 Street, Nisku, AB

**FOR LEASE**

- » 3,600 sq. ft.
- » Located in Nisku industrial park
- » Adjacent to Edmonton's International Airport
- » Western Canada's largest business and industrial park
- » Large marshalling yard area
- » \$10.00/sq. ft.

Contact: Chris Sieben

13,280 sq. ft. on 1 Acre

7932 Edgar Industrial Way, Red Deer, AB

**FOR LEASE**

- » 13,280 sq. ft. on 1 acre
- » Fully fenced and paved yard
- » Heavy power (TBC by tenant)
- » 5 ton crane
- » Prominent Red Deer Location
- » \$12.00/sq. ft.

Contact: Andy Horvath, Burke Smith,
Andrew Simpson

3.06 Acre Industrial Land

Parkland Ave, Acheson, AB



FOR LEASE/SALE

- » 3.06 Acres approximately of industrial land
- » Zoned ICC (Industrial Commercial Core)
- » Located in the Acheson Industrial Area
- » \$425,000/Acre
- » Lease rate of \$0.75/sq. ft.

Contact: Andy Horvath, Burke Smith, Andrew Simpson

National Oilwell Varco

5204 39 St, Provost, AB



FOR SALE

- » 7,872 sq. ft. industrial building on 1.78 acres
- » Fully leased to National Oilwell Varco for 5 years
- » Well located on major thoroughfare
- » Zoned Industrial
- » \$1,050,000

Contact: Doug Bauer, Burke Smith

Former Rainbow Transport

9601 74 Street, Peace River, AB



FOR SALE

- » 3.95 acres with gravel yard
- » 5,317 sq. ft. facility with dock & grade
- » Located just off Highway 2
- » Low maintenance yard, visual exposure
- » Graveled yard
- » \$699,000

Contact: Andy Horvath, Burke Smith, Andrew Simpson

Memorial Drive Industrial Facility

805 Memorial Drive, Fort McMurray, AB



FOR SUBLEASE

- » ±13,000 sq. ft. grade loading
- » First class warehouse and location
- » Exposure to Highway 63
- » Parking in front
- » 5 year sublease term
- » Tenant improvement allowance available
- » Immediate Occupancy

Contact: Doug MacKay, Kurt Paull

Sun-Ray Building

7505 72 A Street, Edmonton, AB



FOR SALE

- » 19,778 sq. ft
- » Industrial land and building
- » Clear span building
- » Excellent exposure to Argyll Road
- » \$2,950,000
- » BRING OFFERS

Contact: Jeff McCammon, Doug Bauer

Corporate Business Centre

5621 99 Street, Edmonton, AB



FOR SALE

- » 1,600 sq. ft. to 14,000 sq. ft.
- » Energy efficient construction
- » Roof top HVAC units
- » 100 amp service
- » Roughed-in plumbing in each unit
- » Five stalls per 1,000 sq. ft.
- » Immediate Occupancy
- » \$200 to \$240/sq. ft.

Contact: Dustin Bateyko



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To receive future updates and the next issue of **The Industrial Properties Update**, please provide us with your email address by contacting Aron Benron at: Aron.Benron@cwedm.com



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Q4/10