



5523 - 42 Street
Edmonton, Alberta

FOR LEASE

FEATURED BENEFITS

Pylypow 5

Industrial Warehouse and Office with Yard

Up to ±62,253 SF
Office/Warehouse
Available

\$11.50 - \$14.00
Asking Rate



Ideal location in the Pylyow Industrial Park with simple and quick access to major transportation routes



Building is complete with a fire sprinkler system, multiple cranes though-out with up to 24' underhook, and a fibre optic internet connection



Site is fully paved with concrete with up to 1 acre of additional yard available. 10" concrete slab throughout the warehouse

Accelerating success.

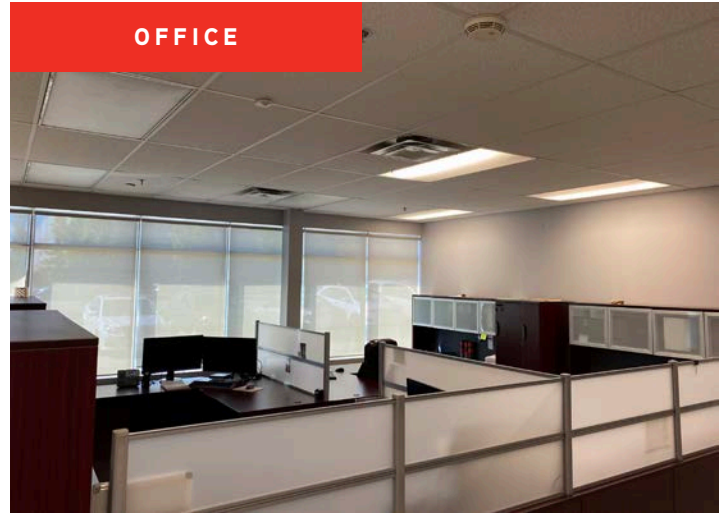
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5523 - 42 STREET, EDMONTON, AB // FOR LEASE

Property Profile



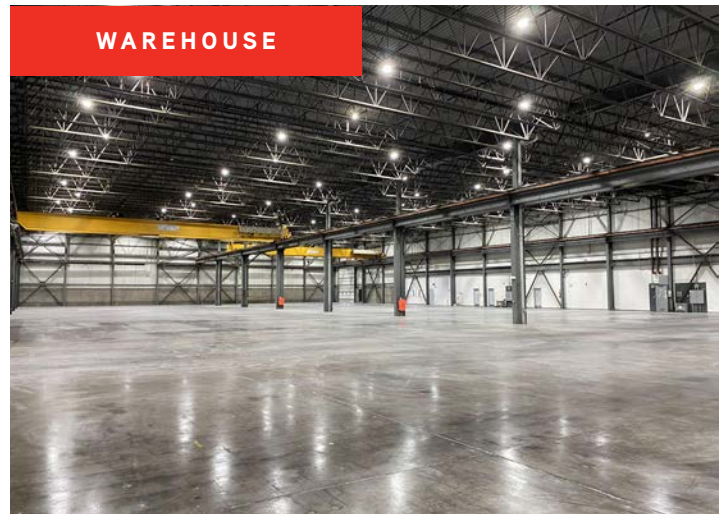
YARD



OFFICE



WAREHOUSE



WAREHOUSE

LEASE RATE

\$11.50 - \$14.00 PSF

YARD LEASE RATE

GRAVEL: \$1.00 PSF
CONCRETE: \$1.50 PSF

OPERATING COSTS

BUILDING: \$4.90 PSF
YARD: \$0.20 PSF

LIGHTING

OFFICE: T-8
WAREHOUSE: LED

ZONING

IM - MEDIUM INDUSTRIAL

CEILING HEIGHT

31' CLEAR

POWER

MAIN PANEL:
2,000 AMP / 600 VOLT

AVAILABILITY

IMMEDIATE

LEGAL DESCRIPTION

PLAN 0922618, BLOCK 20, LOT 1B
& A PORTION OF PLAN 0826109,
BLOCK 20, LOT 11

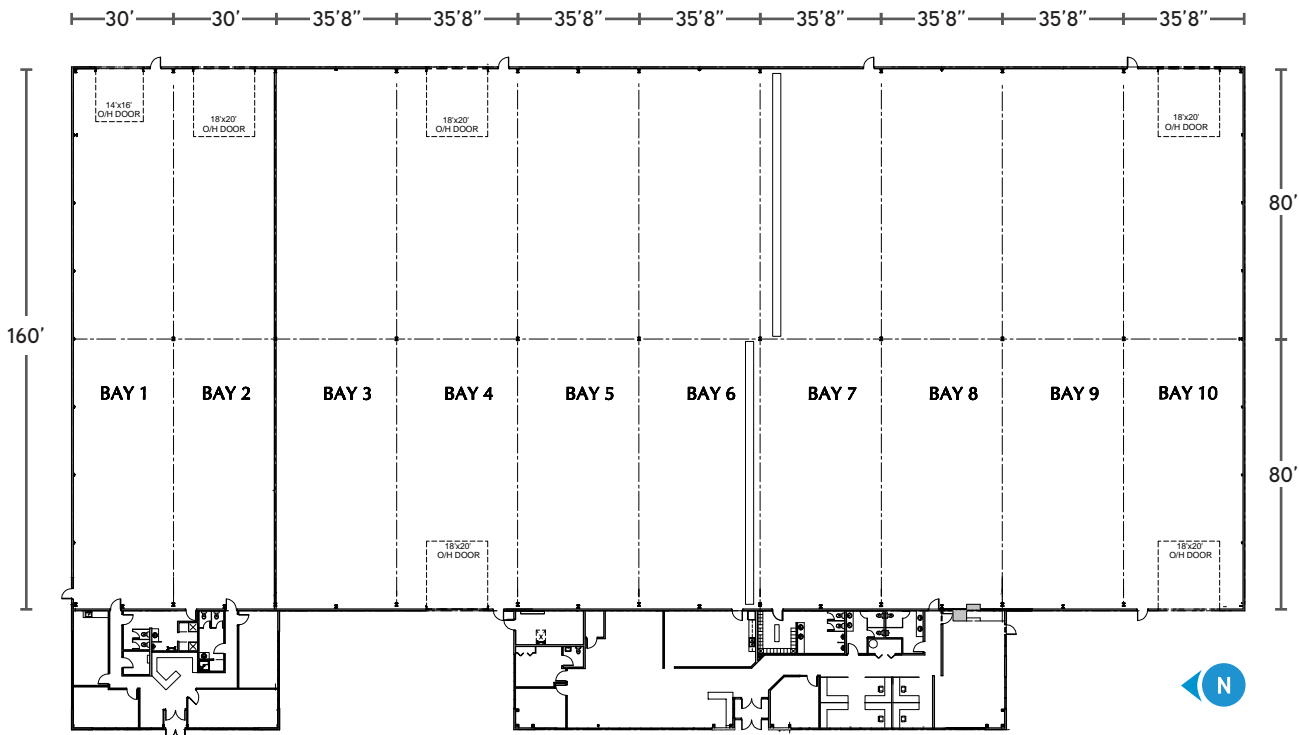


Available Space

AVAILABLE SPACE

	5535 - 42 Street Bays 1 & 2	5515 - 42 Street Bays 3 - 10
Total Area	11,700 SF	50,553 SF
Office Area	2,100 SF	4,900 SF
Warehouse Area	9,600 SF	45,653 SF
Dedicated Yard	5,100 SF (60'x55')	40,300 SF
Loading	1 Grade (14'x16') 1 Grade (18'x20')	4 Grade (18'x20') (2 Drive-Thru)
Cranes	N/A	East Bay: 1 – Ten (10) ton 21' underhook with 2-Five (5) ton hoists 1 – Fifteen (15) ton 20' underhook with 2-Seven and One half (7.5) ton hoists (Runways capable of 20 ton with 24' underhook) West Bay: 1 - Fifteen (15) ton 20' underhook with 2-Seven and One half (7.5) ton hoists
Power	200 AMP/600 Volt	1600 AMP/600 Volt
Lease Rate	\$11.50 PSF	\$14.00 PSF

FLOOR PLAN



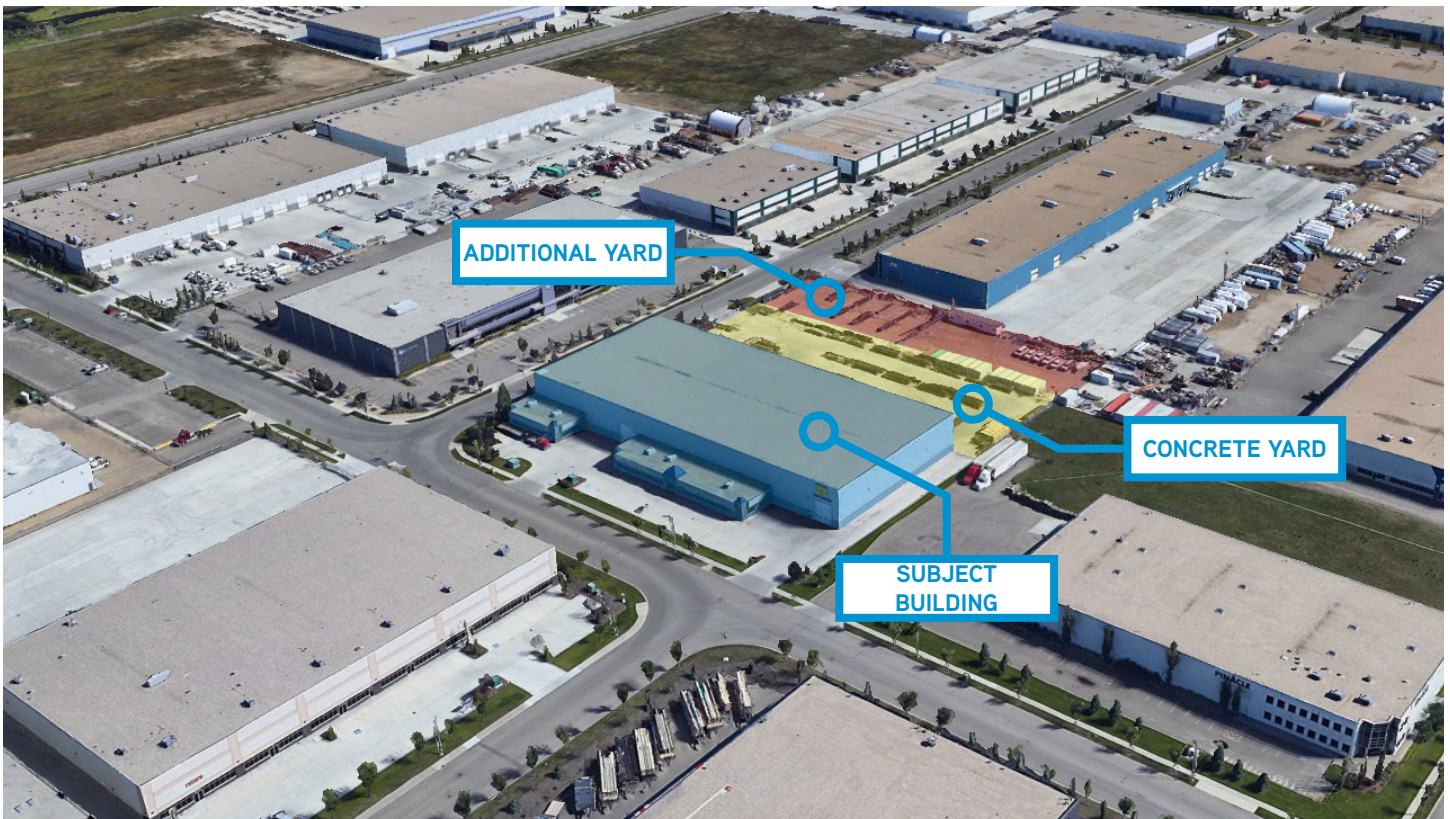
Contact us

PAUL BELTER
Vice President

P: +1 780 969 3021
Paul.Belter@colliers.com

DAN WALSH
Associate Broker

P: +1 780 969 3005
Dan.Walsh@colliers.com



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COLLIERS INTERNATIONAL
2210 Manulife Place, 10180 - 101 Street
Edmonton, AB T5J 3S4

collierscanada.com