



For Sale

Industrial investment opportunity with international tenant in place until 2024

- 22,350 square foot freestanding building on 3.66 acres with exposure along Yellowhead Trail
- Future development potential on-site once current lease expires
- Two story, modern office area totalling approximately 7,400 square feet complete with training facility
- Warehouse area complete with eight grade loading doors and 24' clear ceilings
- Yard area is fenced and gravelled with a paved area for client and employee parking
- Please contact us to obtain further lease and financial information; interested parties will be required to sign a Confidentiality Agreement (CA)

6805 Yellowhead Trail Edmonton, AB

Jim Bijou

+1 780 328 2551

jim.bijou@am.jll.com

Andres Mateluna

+1 780 328 2557

andres.mateluna@am.jll.com

Darryl McGavigan

+1 780 328 0064

darryl.mcgavigan@am.jll.com

David Kraus

+1 780 328 0068

david.kraus@am.jll.com

Adam Butler

+1 780 328 0065

adam.butler@am.jll.com



Property Details

- Building Area: 22,350 square feet
- Yard Area: 3.66 acres
- Legal Description: Plan 4140HW, Block 15, Lot A
- Zoning: IM - Medium Industrial
- Year Built: 2012
- Lighting: T5
- Sprinklered: Yes
- Construction: Concrete
- Loading: Eight 12' x 14' grade doors
- Ceiling Height: 24' clear
- Future development potential
- Excellent international tenant with over 600 North American locations

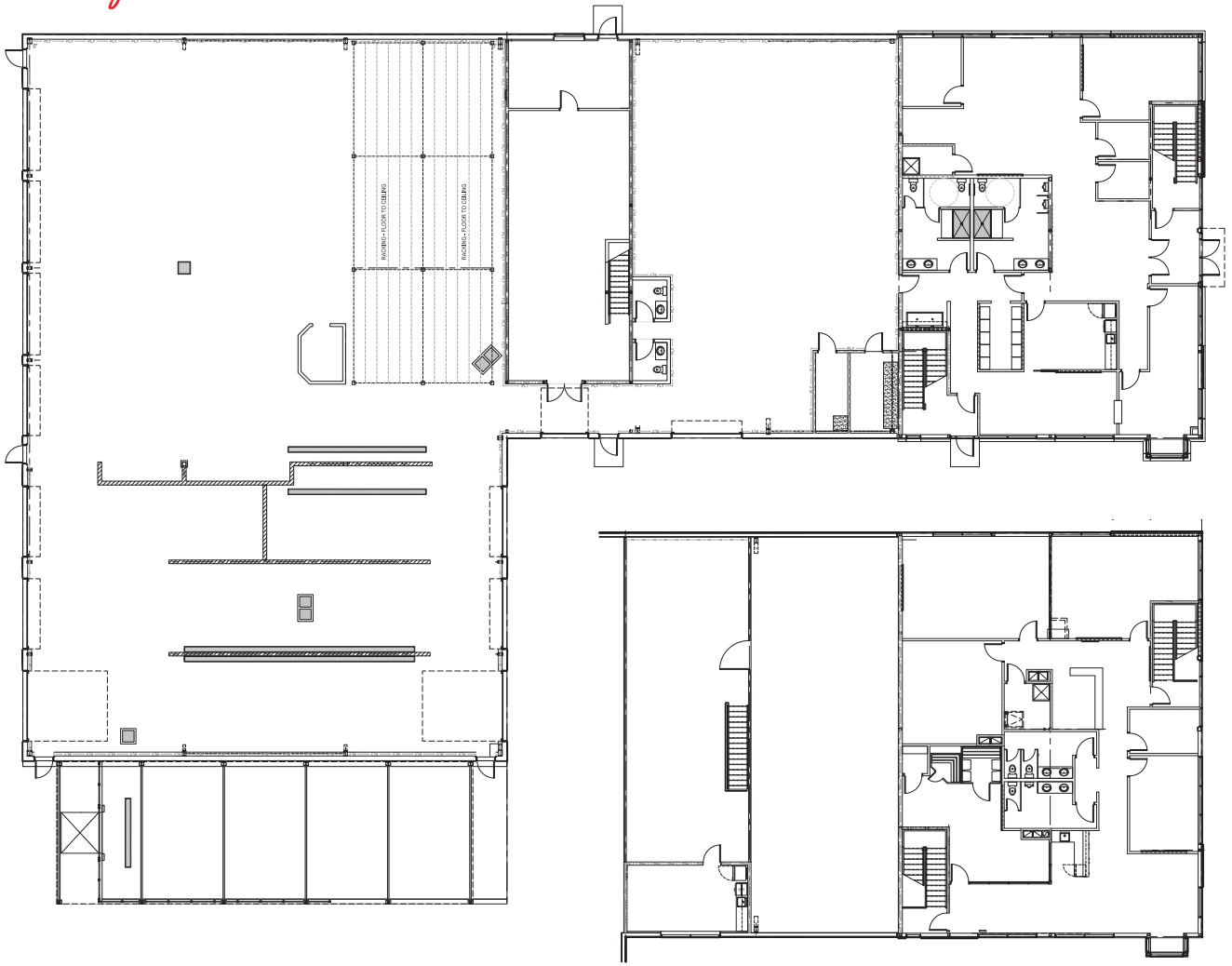


Sale Details

Sale Price: \$5,800,000.00

Property Taxes: \$103,464.00

Building Plan





Contact the Edmonton Industrial Sales & Leasing Team

Jim Bijou

Senior Vice President

+1 780 328 2551

jim.bijou@am.jll.com

Andres Mateluna

Senior Associate

+1 780 328 2557

andres.mateluna@am.jll.com

Darryl McGavigan

Senior Vice President

+1 780 328 0064

darryl.mcgavigan@am.jll.com

David Kraus

Senior Vice President

+1 780 328 0068

david.kraus@am.jll.com

Adam Butler

Vice President

+1 780 328 0065

adam.butler@am.jll.com

Ashley Hodgins

Brokerage Coordinator

+1 780 328 0069

ashley.hodgins@am.jll.com

Karrone Young

Marketing Coordinator

+1 780 328 2583

karrone.young@am.jll.com

Daniel Toumine

Research Analyst

+1 780 328 0070

daniel.toumine@am.jll.com

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JLL Edmonton Industrial
Suite 2101 TD Tower
10088 102 Ave. NW
Edmonton, AB, T5J 2Z1