



# For Lease

*Up to 110,325 SF available immediately  
in SE Edmonton's prime distribution area*

- State of the art design in an outstanding location
- Ideal for distribution users, third-party-logistics operations, light manufacturing, and those requiring auxiliary warehousing to augment current operations
- Flexible configurations from 32,340 - 110,325 SF
- 1,423 SF of existing office improvements and an 836 SF shipper / receiver office
- Upgraded ESFR sprinkler system with K25 heads which can accommodate a wide range of inventory and racking configurations to a maximum of 25'
- Access to major transportation routes including Whitemud Dr., Calgary Tr., and Anthony Henday Dr.

## Building C

3006 51 Avenue  
Edmonton, AB

### Adam Butler

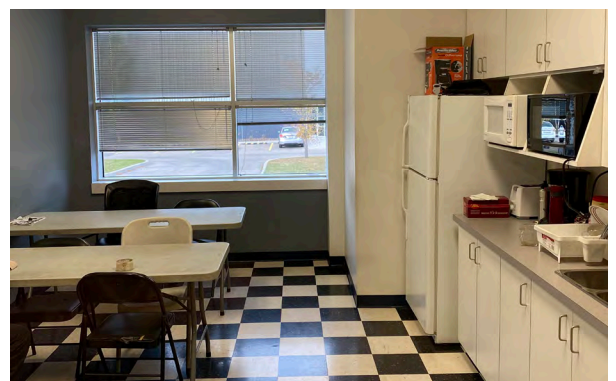
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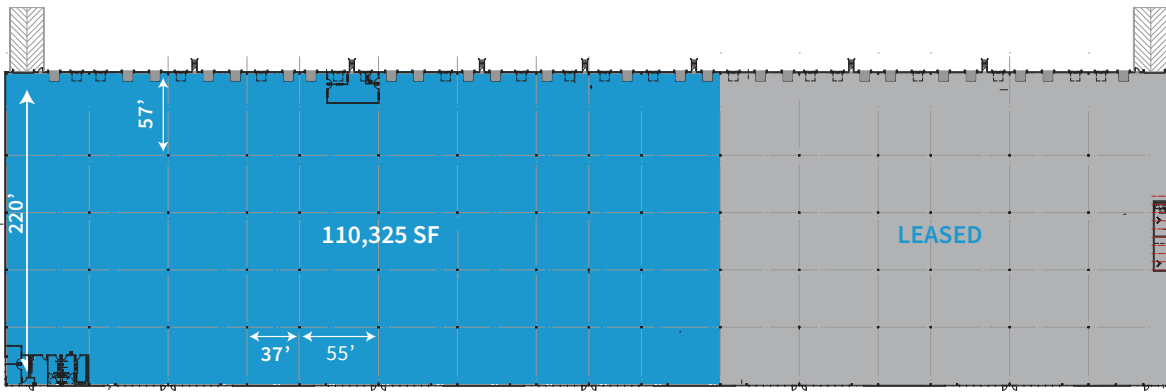


## Property Details

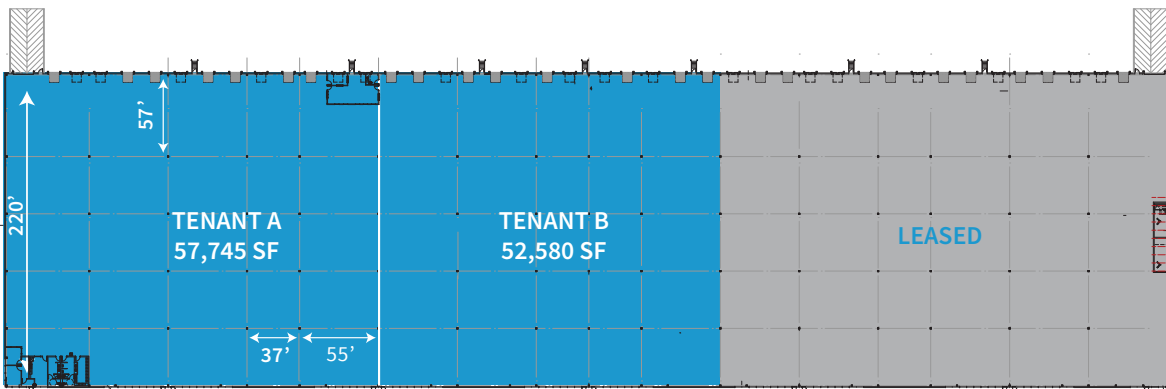
- **Available Area:** 32,340 - 110,325 SF
- **Zoning:** IM - Medium Industrial
- **Power:** 800 amp, 600 volt
- **Heating:** Gas fired unit heaters; radiant tube
- **Lighting:** T5HO
- **Sprinklered:** Upgraded ESFR (K25 sprinkler heads)
- **Building Depth:** 220'
- **Column Grid:** 37' and 55' column widths
- **Loading:**
  - (15) 9' x 10' dock loading doors
  - 1 ramped-to-grade loading door
- **Marshalling:** Heavy-duty paved area
- **Ceiling Height:** 28' clear



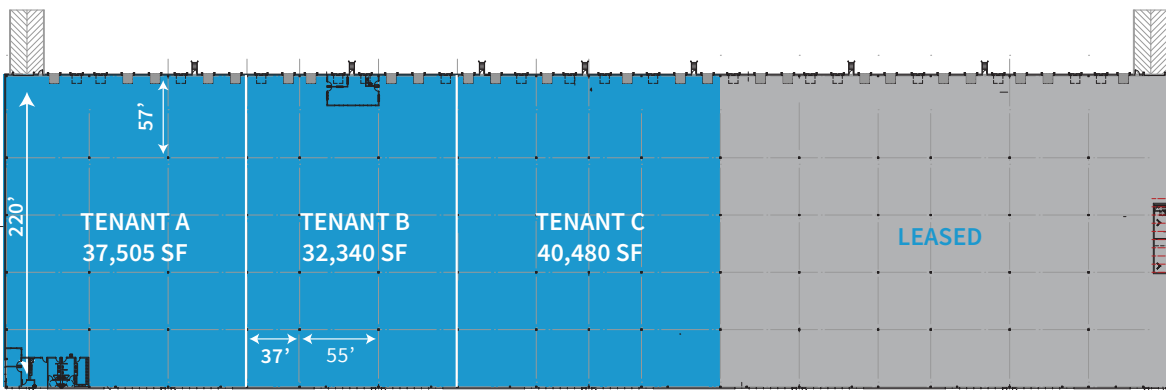
# Demising Options



**OPTION 1**  
110,325 SF

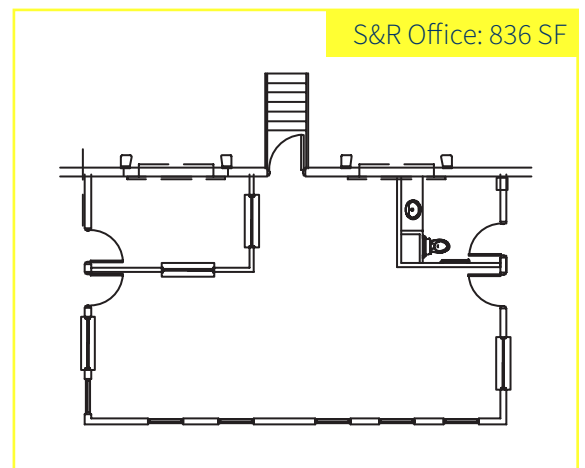
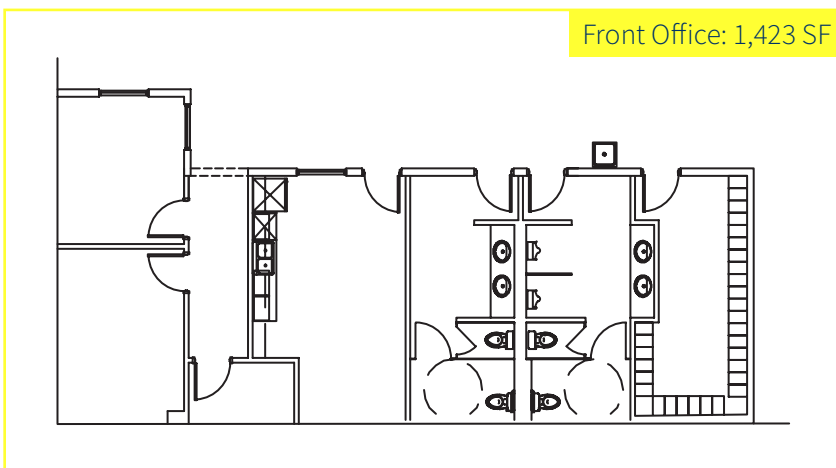


**OPTION 2**  
52,580 - 57,745 SF



**OPTION 3**  
32,340 - 40,840 SF

## Existing Improvements (not to scale)





*Access to major routes including  
Whitemud Drive & Anthony Henday*



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