



For Sale & Lease

Modern manufacturing facility with extensive crane coverage

- 42,250 square foot grade loading manufacturing facility on ±2.99 acres in Edmonton's Southeast Industrial area
- Clean, modern, and well-appointed two-storey office with locker room supplied with engineered air
- Ideally situated with access to Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive

The Rig Shop #2

2060 70 Avenue
Edmonton, AB

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





Property Details

- Building Area: 42,250 SF
- Site Area: ±2.99 acres
- Legal Description: Plan 7620267, Block 2, Lot 3
- Zoning: IM - Medium Industrial
- Year Built: 2007, renovated in 2015
- Power: 1200 amp, 480 volt, 3 phase, 4 wire
- Heating: Radiant tube
- Lighting: Metal halide
- Sprinklered: Yes
- Construction: Steel frame, metal siding
- Floor: 8" concrete, completely level
- Loading:
 - Ten (10) 18' x 18' grade doors with openers
 - Three (3) 12' x 14' overhead doors (ventilation only)
- Multiple welding stations with 30 amp, 480 volt power and gases (argon, oxygen, acetylene, and compressed air) at each
- Large make-up air unit with engineered air



Sale & Lease Details

- Sale Price: \$7,450,000
- Lease Rate: \$12.50 PSF
- Op. Costs: \$4.63 PSF (est.)

Bays 1 & 5

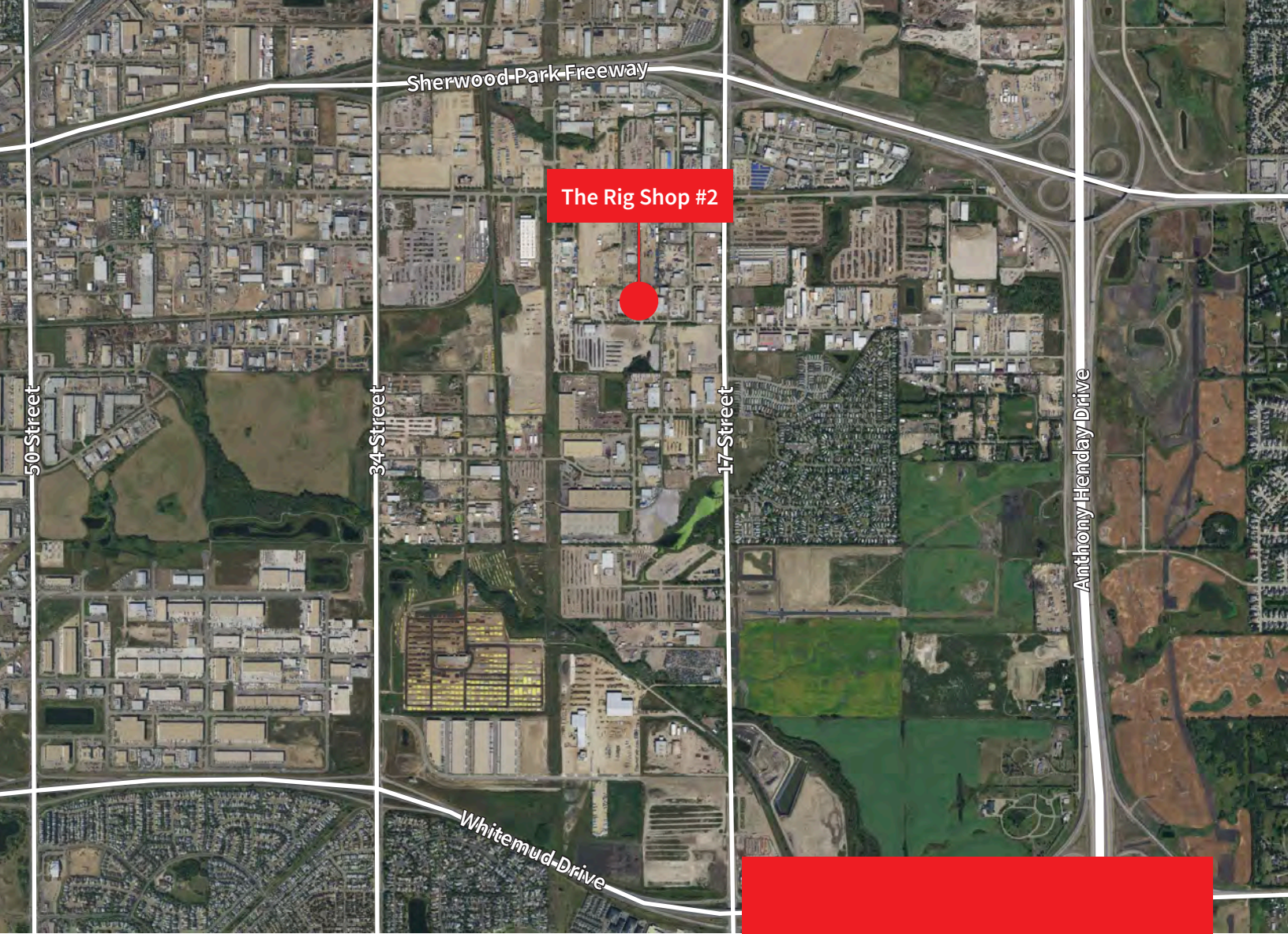
- Ceiling Height: 30' clear under hook
- Cranes: Two (2) 15-ton bridge cranes per bay with 30-ton tandem lift capacity



Bays 2, 3 & 4

- Ceiling Height: 29' clear under hook
- Cranes: Two (2) 10-ton bridge cranes per bay with 20-ton tandem lift capacity





The Rig Shop #2

Excellent access to major transportation routes

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.

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

JLL Edmonton Industrial

Suite 2101 TD Tower

10088 102 Ave. NW

Edmonton, AB, T5J 2Z1

