



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

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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: 2005, renovated in 2017
- 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 20 amp, 110 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.)

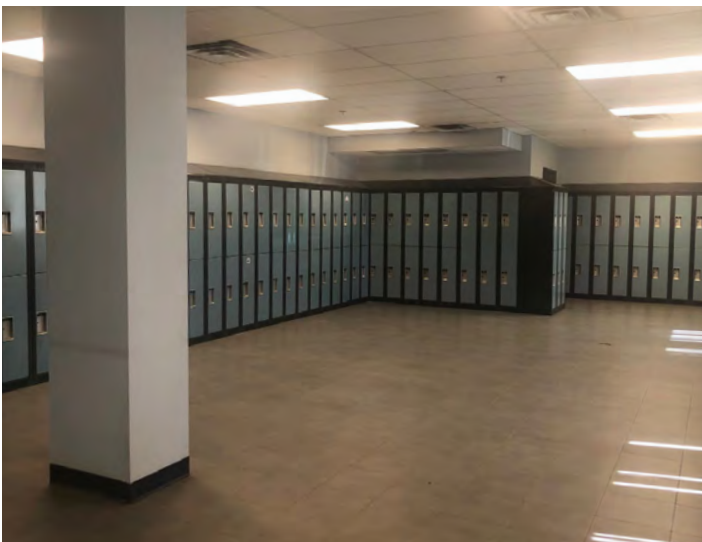
Bays 1 & 5

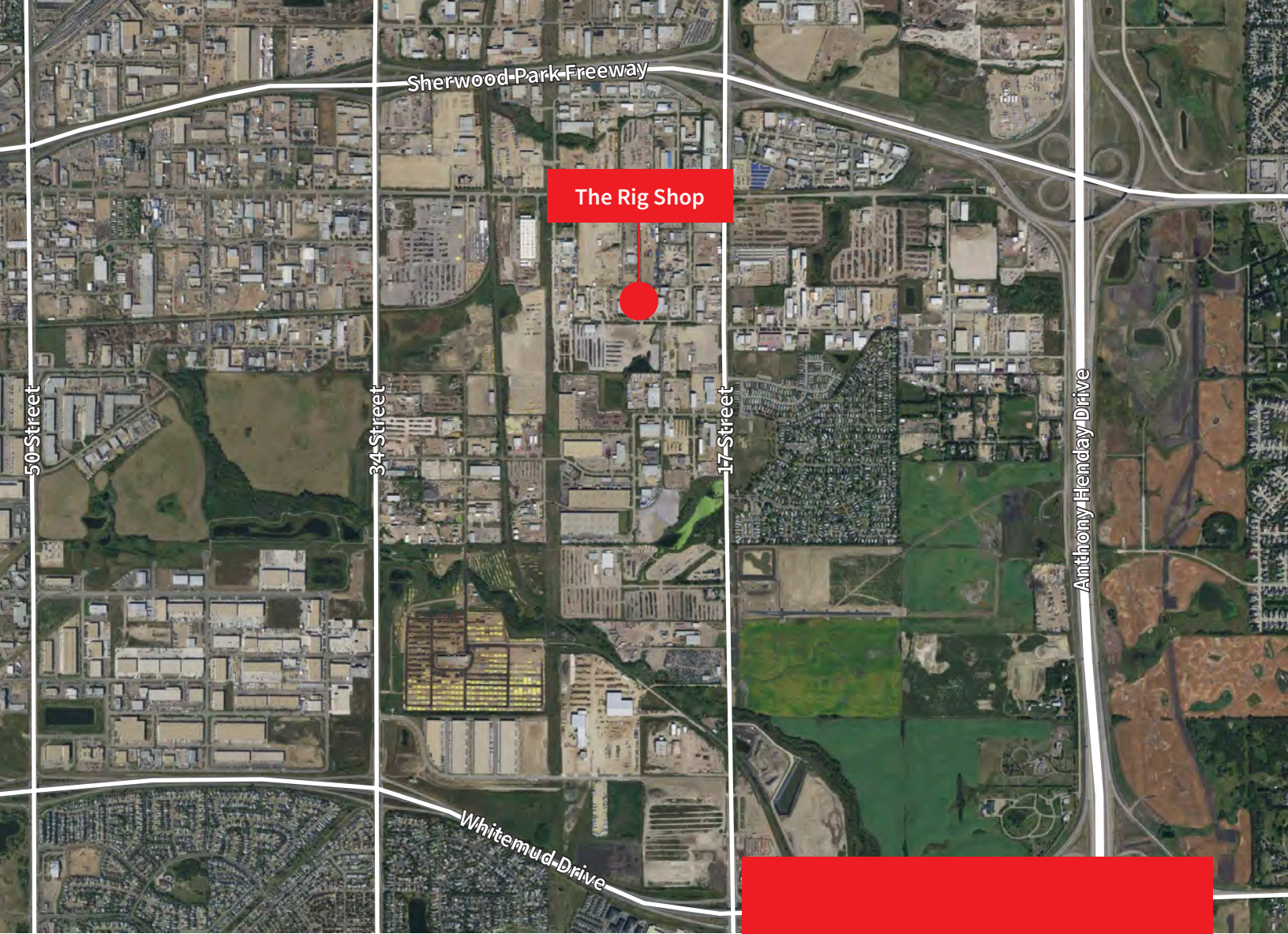
- Ceiling Height: 30' clear under hook
- Cranes: Two (2) 15-ton bridge cranes with 30-ton tandem lift capacity



Bays 2, 3 & 4

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





The Rig Shop

Excellent access to major transportation routes

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