



For Sale

CRC Evans Building

13040 25 Street NE | Edmonton, AB

±32,500 SF on ±4.99 acres

- Highly functional shop/warehouse building with two 15 ton cranes, MUA, and paint facility
- Well appointed office with training room
- Yard fully graveled, compacted, and fenced with fob access and pressure sensors

For more information contact:

Darryl McGavigan

Senior Vice President

780 328 0064

Darryl.McGavigan@jll.com

Mackenzie York

Associate Vice President

780 920 8463

Mackenzie.York@jll.com



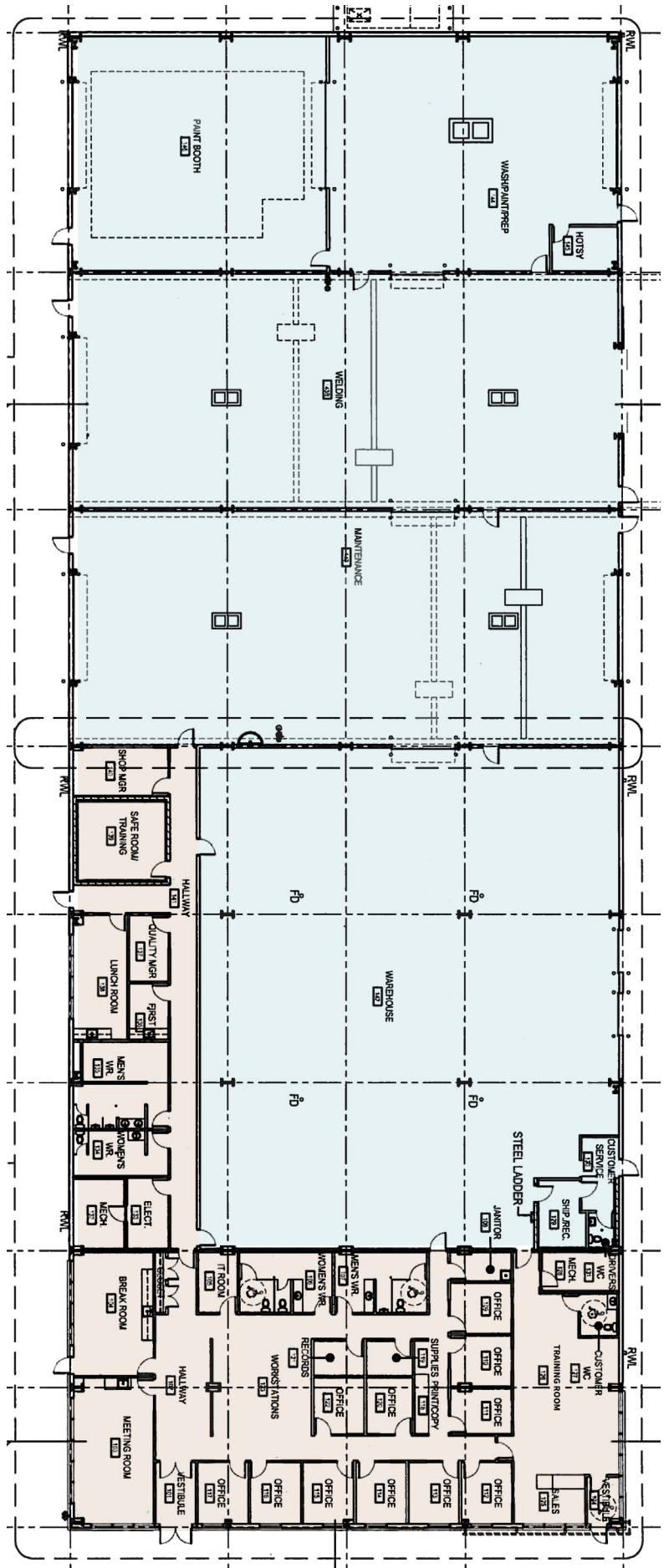
Property Details

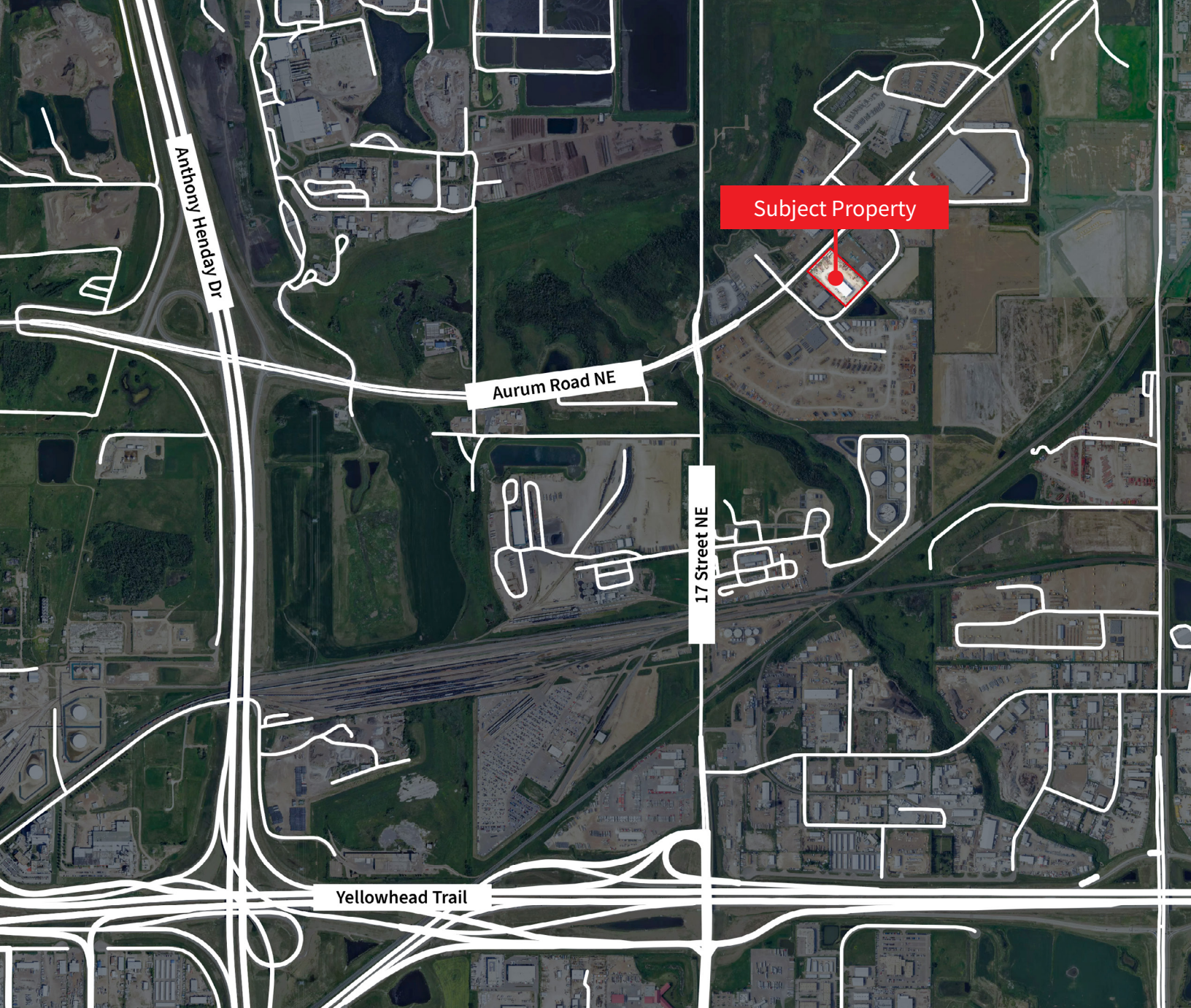
Municipal Address	13040 25 Street NE, Edmonton
Legal Description	Plan: 1423235; Block: 8; Lot: 2
Building Size	± 32,500 SF
Site Size	4.99 Acres
Site Coverage Ratio	13.80%
Zoning	IM - Medium Industrial
Year Built	2015
Construction	Insulated Metal Panel
Column Grid	22.5' - 30' x 45'
Building Depth	105'
Power	1,200 Amp, 480/277 volt, 3 phase, 4 wire
Ceiling Height	34'
Heating	Radiant tube & gas fired unit heaters

Lighting	Warehouse: T5HO Office: T5
Loading	(6) Drive-thru grade doors
Cranes	(2) 15-Ton overhead cranes
Yard	Fenced, gated & graveled
Property Tax (2024)	\$163,290.55
Sale Price	\$7,500,000.00
Occupancy	TBD
Notes	Hotsy Pressure Washer Dual compartment sump Paint Booth Paved and electrified parking area Racking negotiable

Floor Plan

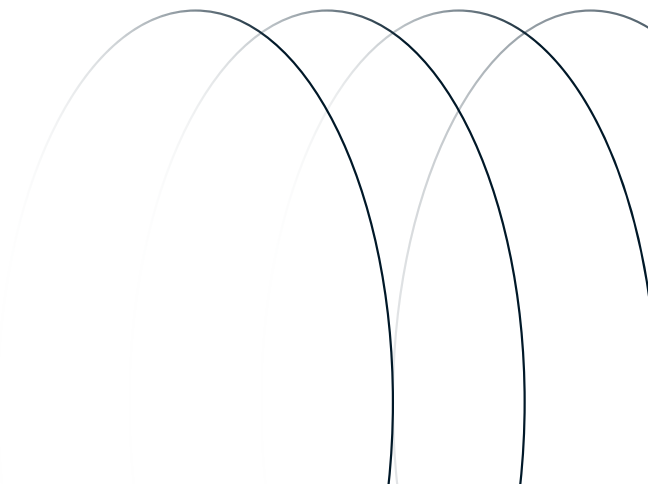
- Warehouse: ±24,337 SF
- Office: ±5,587 SF

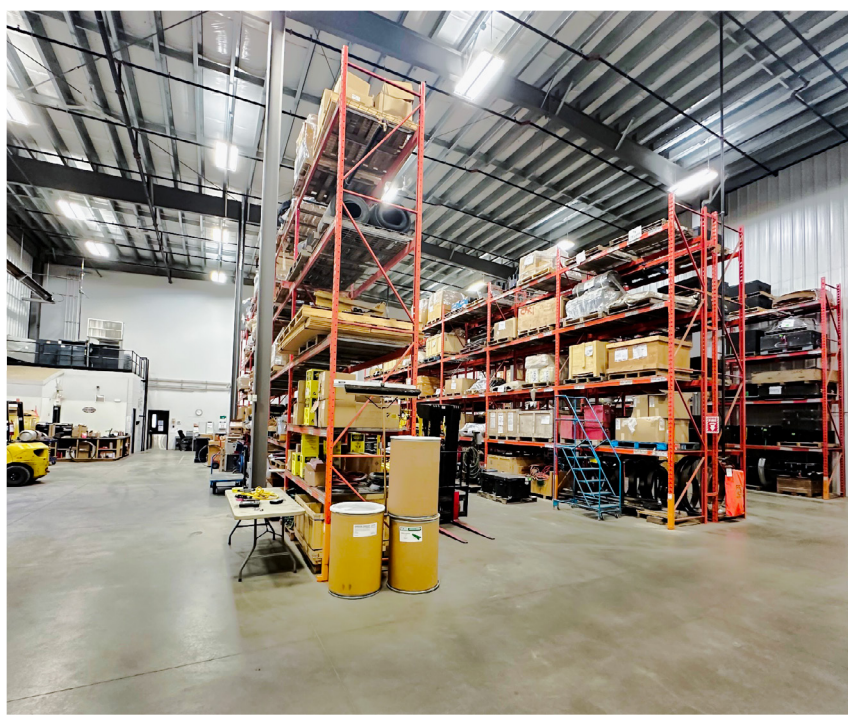


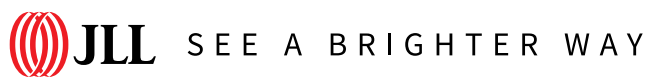


Property Highlights

Outstanding owner/user opportunity with high quality shop and office build-out, 3 drive through bays, two 15 ton cranes, full makeup air system, and a state of the art paint facility. Functional 7,200 SF warehousing component, with shipping/receiving office. Also equipped with a training room with separate entry.







Darryl McGavigan
Senior Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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