

FOR SALE/LEASE

**BRAND NEW BUILDING
COMPLETED SPRING 2026**

**MULTIPLE BUILDINGS AVAILABLE |
±10,865 SF - ±13,865 SF**

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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WHITEMUD INDUSTRIAL PARK BUILDING 3

5023 28 Street NW, Edmonton, AB

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Patrick Livingston
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PROPERTY HIGHLIGHTS

- Multiple freestanding industrial condos
- Exclusive use yard
- Customizable interior ready for buildout
- Concrete mezzanine
- LED lighting throughout
- Forced air unit heaters in warehouse
- (1) RTU per building
- Loading: (2) 12'x14' grade per building
- VTB options available

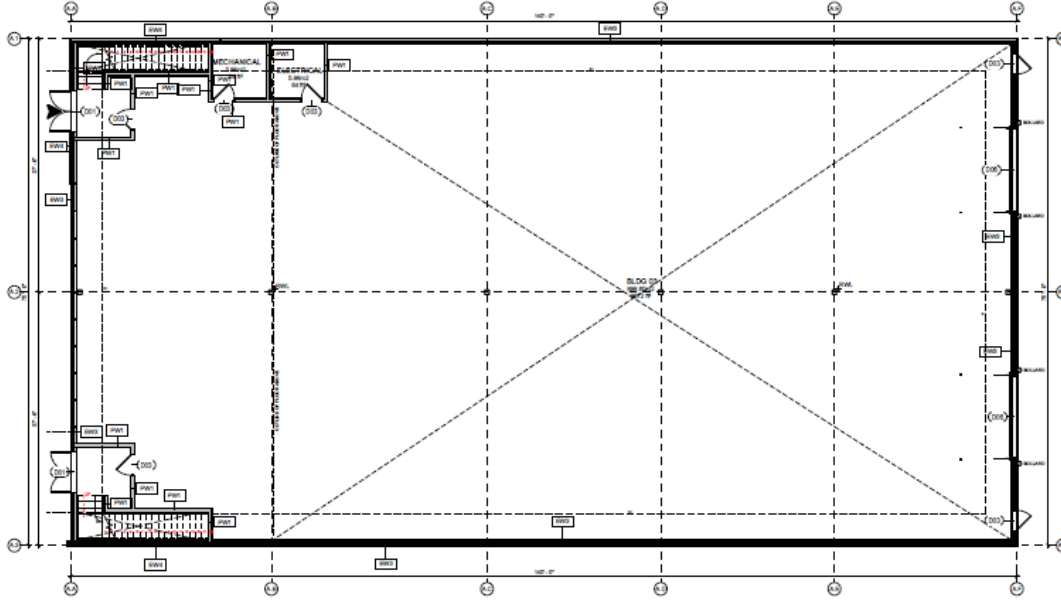
PROPERTY DETAILS

MUNICIPAL ADDRESS	5023 28 STREET NW, EDMONTON, AB
ZONING	BE - BUSINESS EMPLOYMENT
BUILDING SIZE	BUILDING 1 - 11,250 SF BUILDING 2 - 13,865 SF BUILDING 3 - 12,365 SF BUILDING 5 - 10,865 SF
BUILDING AGE	BUILT 2026
PARKING	(14) EXCLUSIVE USE STALLS INCLUDED
POWER	600 AMP, 600 VOLT, 3 PHASE - TBV
PROPERTY TAXES	TBD
LEASE RATE	\$15.00 /SF
OP COSTS	\$5.00 /SF
SALE PRICE	\$250 /SF

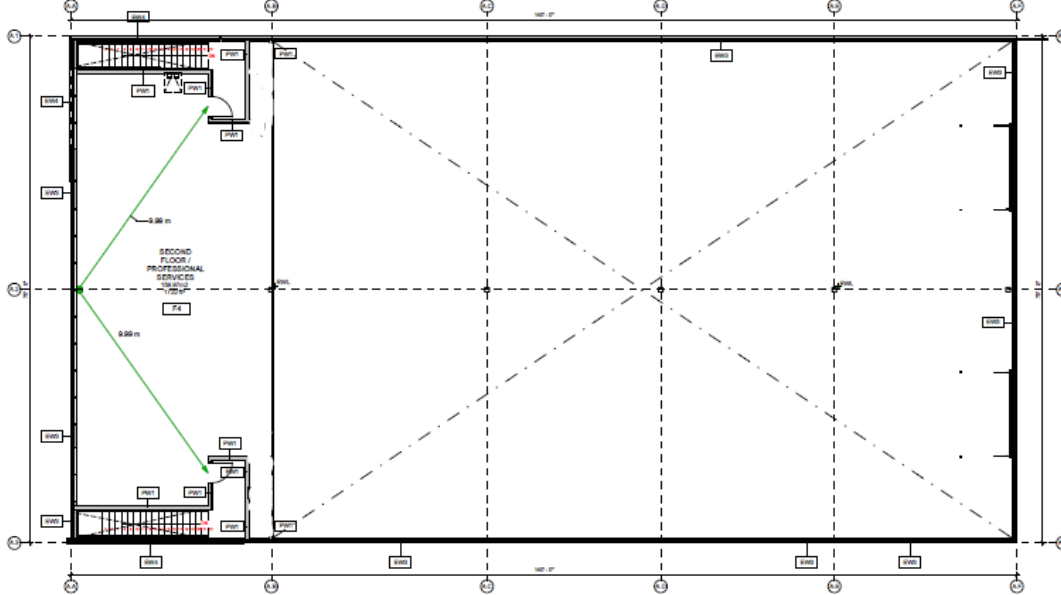


TYPICAL FLOOR PLAN

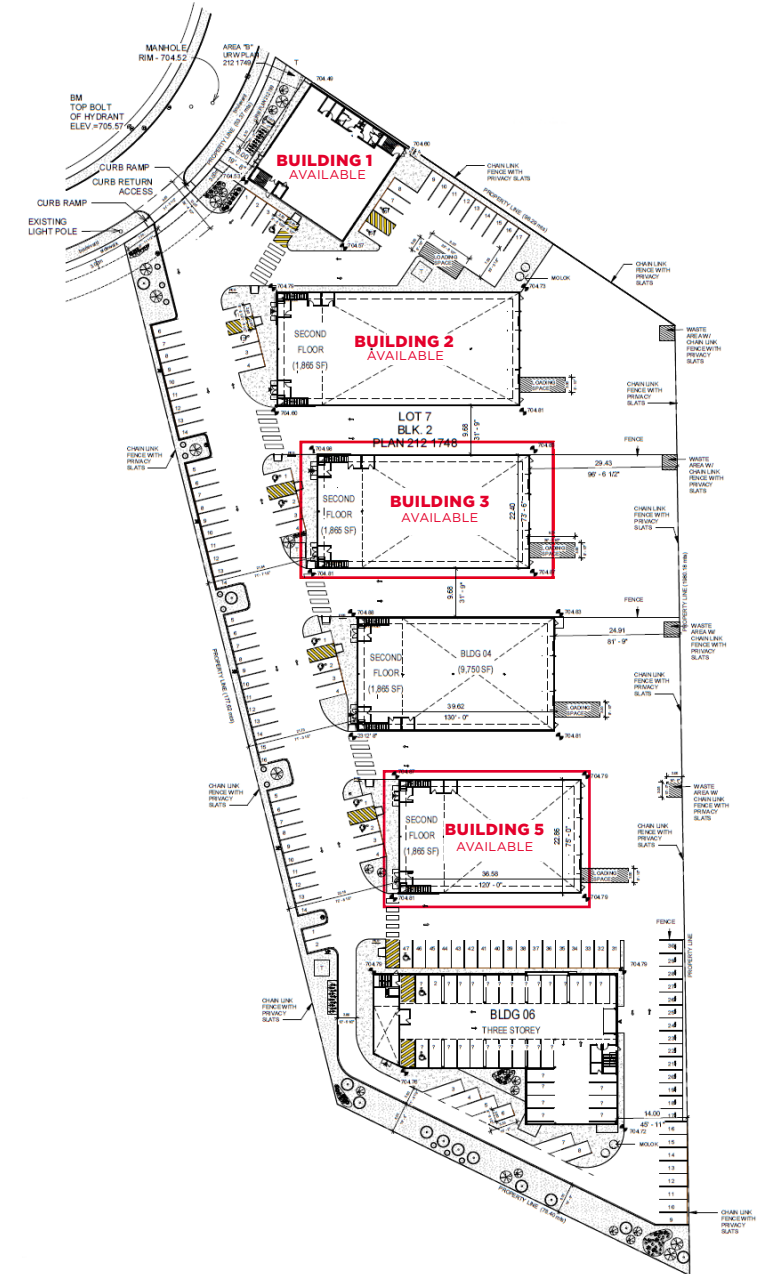
MAIN FLOOR - 10,500 SF



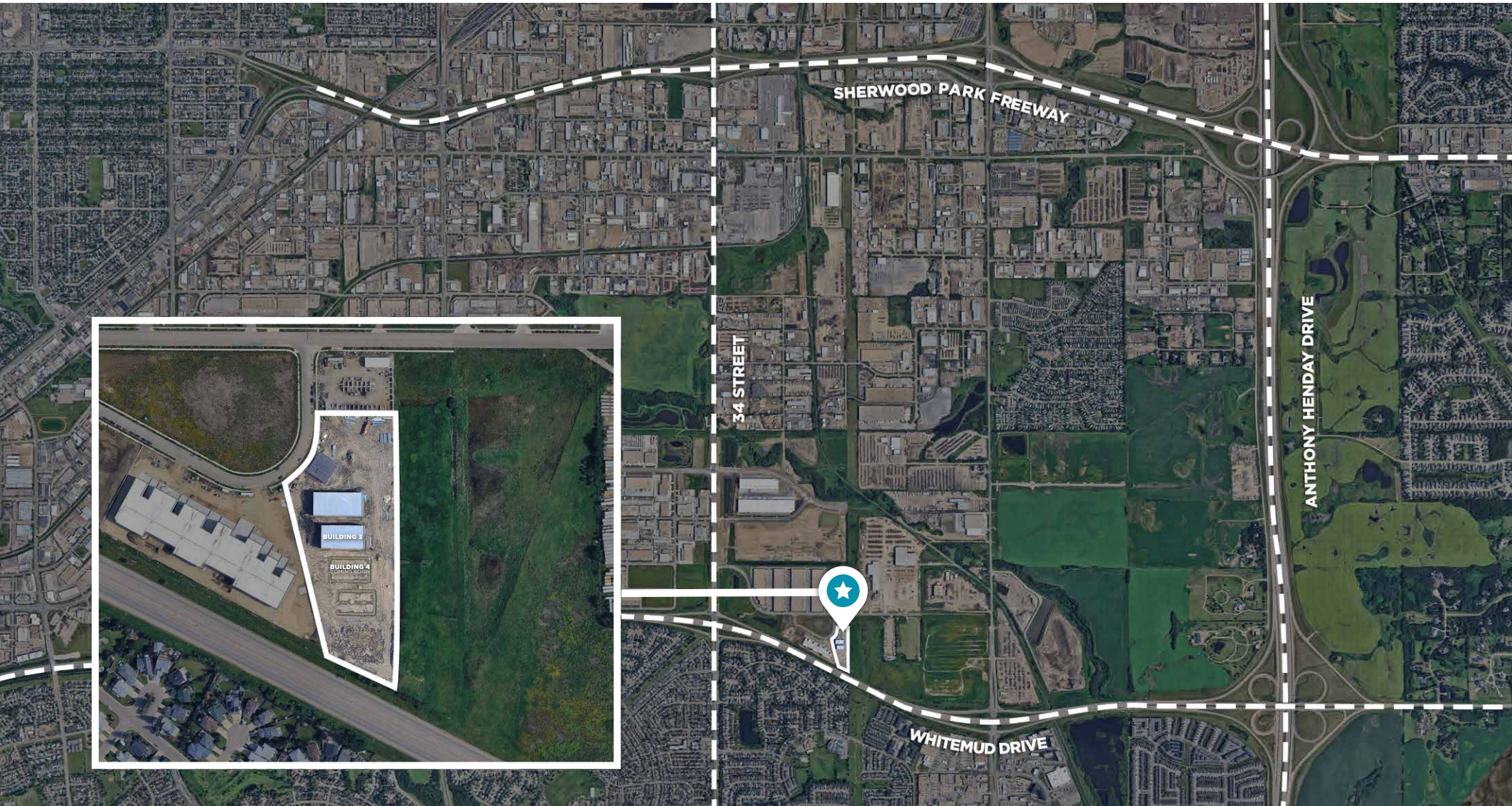
MEZZANINE - 1,865 SF



SITE PLAN



KEEP IN TOUCH



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