

Food Processing / Warehouse Support Buildings

4 Buildings Totalling $\pm 143,373$ SF on ± 7.17 Ac

9503/4 - 90th Avenue
Morinville, Alberta
www.cbre.ca

Former Pet Food Facility in Morinville



Food Processing / Warehouse Support Buildings

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The Offering

Rare Specialized Facilities Totalling ±143,373 SF

This multi-building site includes 4 buildings totalling ±143,373 sq. ft. of space, comprised of ±13,758 sq. ft. of well-appointed admin and specialized research and innovation space and ±129,615 sq. ft. of warehouse/food processing space with substantial power supply making it ideal for various manufacturing uses.

Experience lower property taxes in Sturgeon County compared to the City of Edmonton. The property is well-located with easy access to Highway 2, connecting to Edmonton through St. Albert.

5 Min

To Highway 2

35 Min

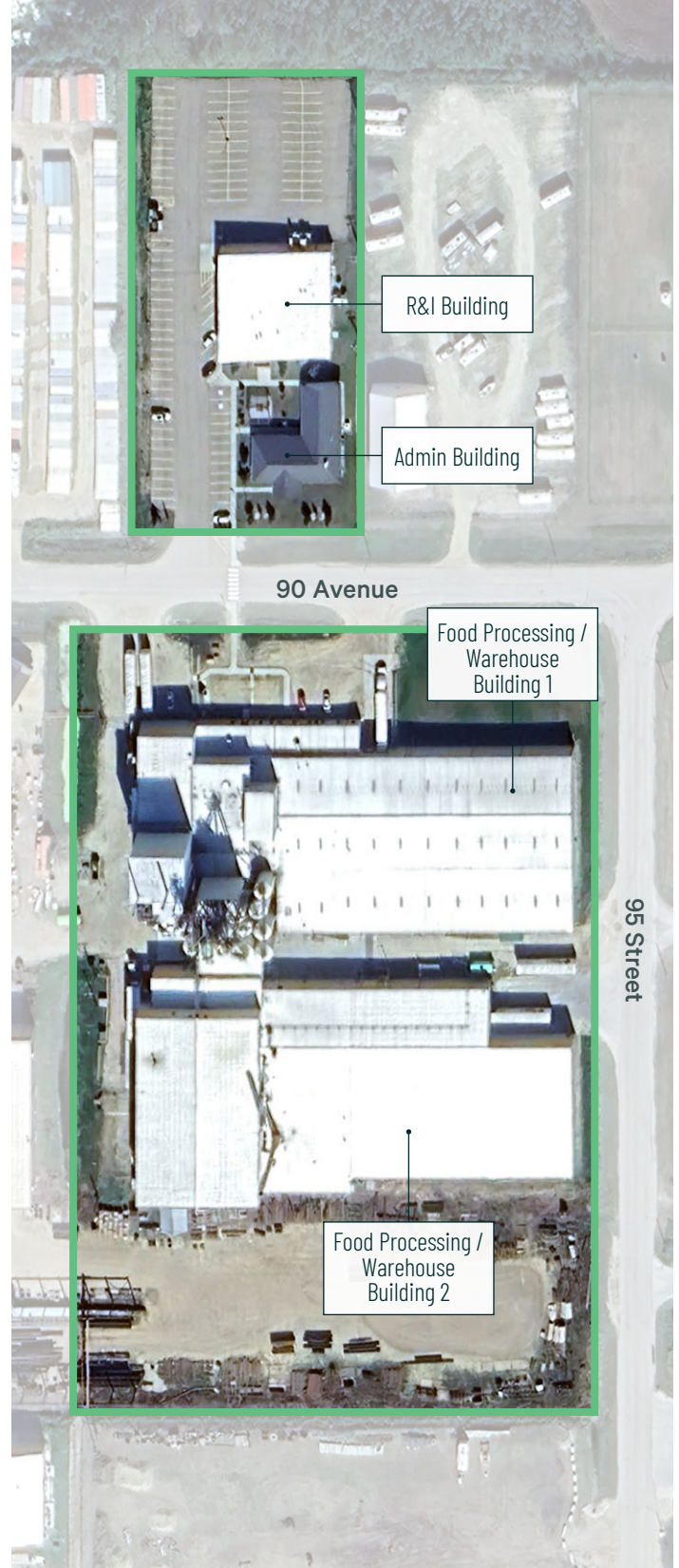
To Downtown Edmonton

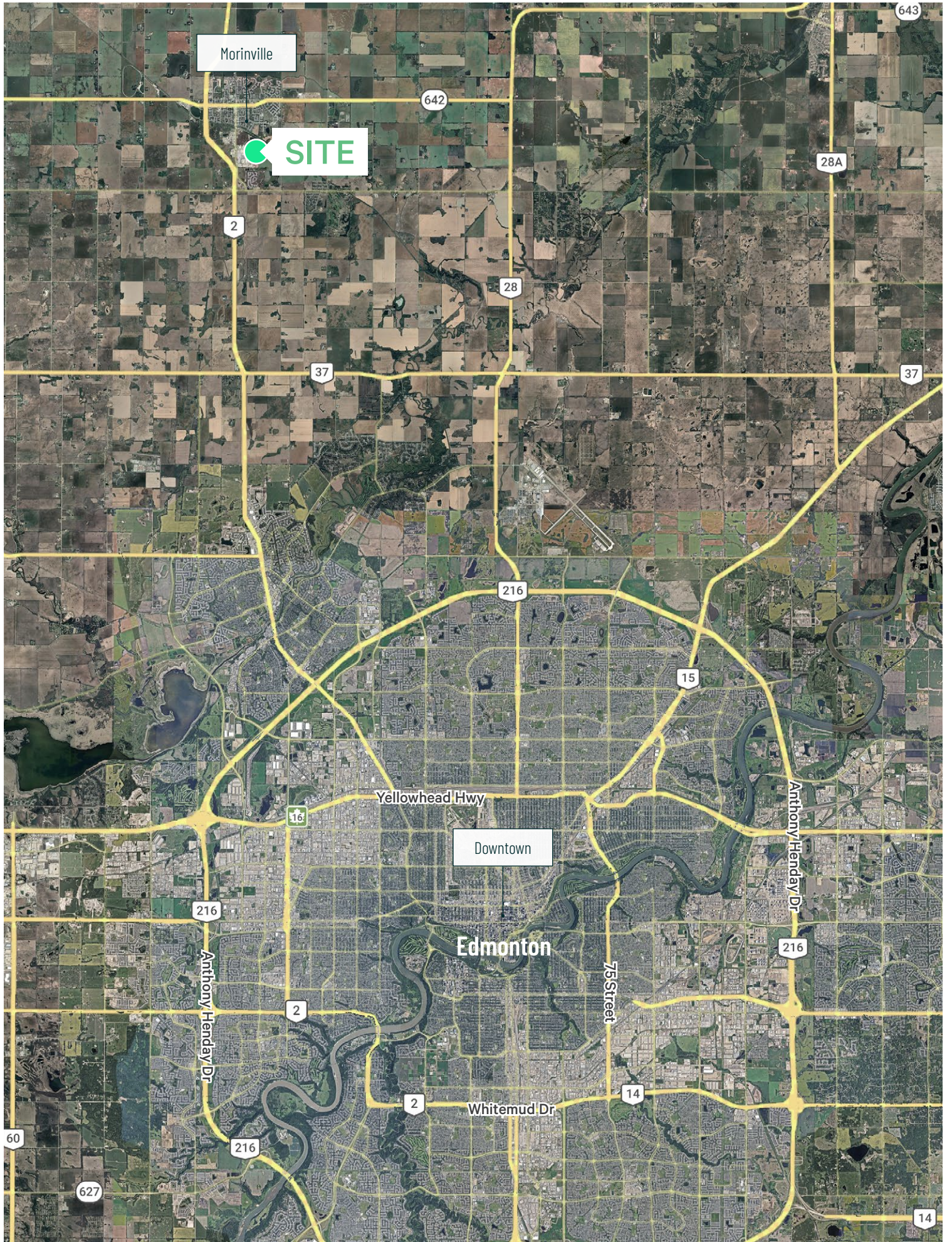
20 Min

To Anthony Henday Drive

50 Min

To Edmonton
International Airport





Morinville

SITE

642

643

28A

2

28

37

37

216

15

Yellowhead Hwy

Anthony Henday Dr

Downtown

216

Anthony Henday Dr

Edmonton

216

75 Street

2

2

Whitemud Dr

14

60

627

216

14

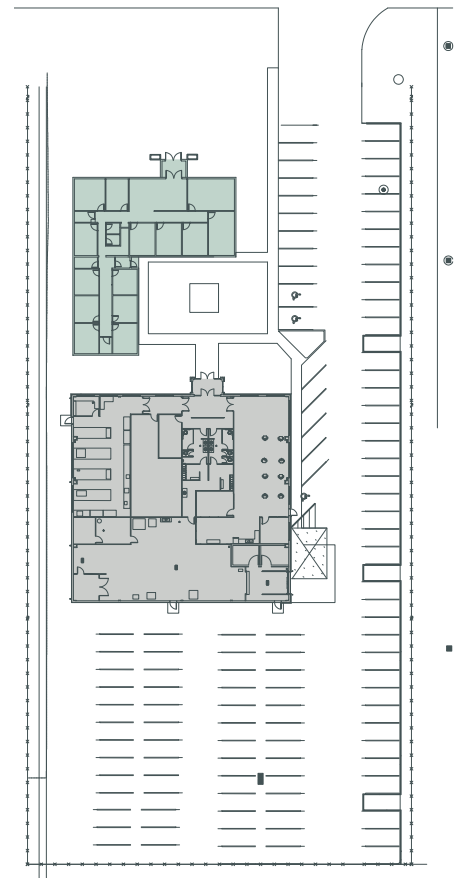
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Admin Building

The primary function for the admin building is office space, which has been lightly used and is move in ready. The building has 800 amp, 208 volt power and air conditioning throughout. In addition to the above grade square footage, there is also a basement which is ideal for file storage.

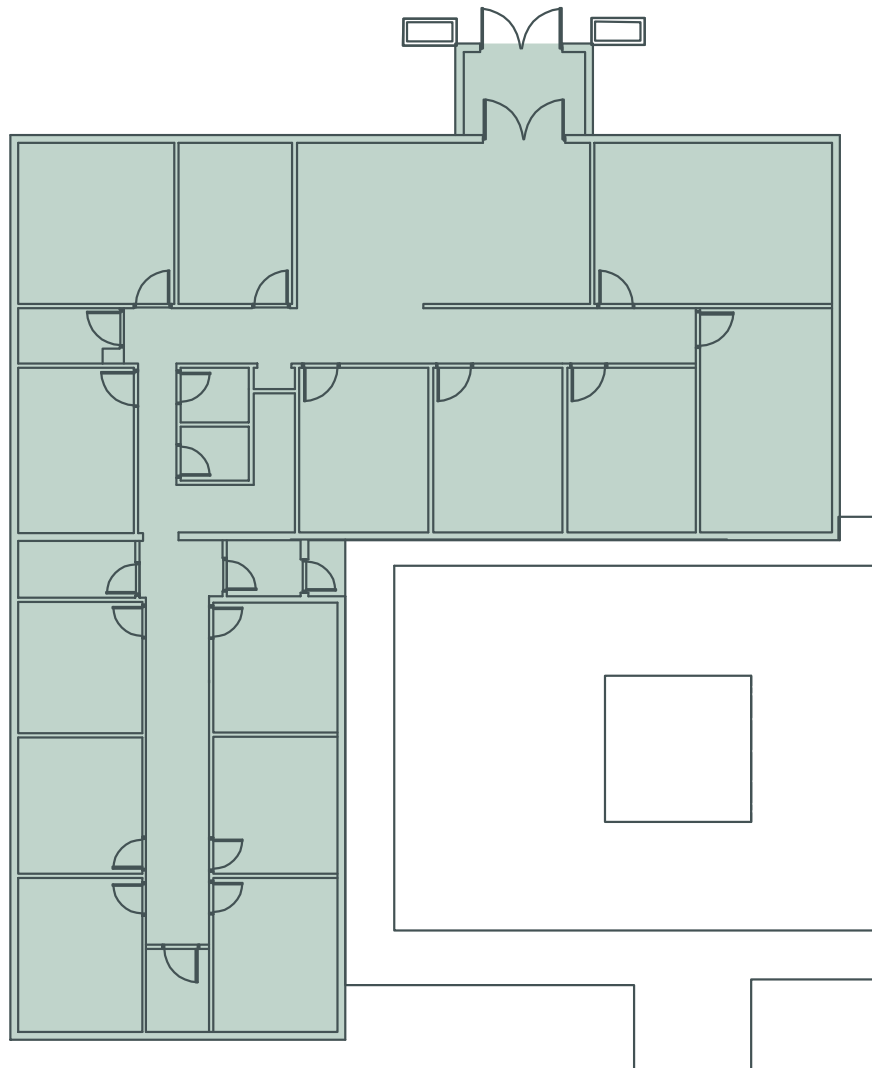


Legal Address	Plan 7821779; Block 5; Lot 2
Municipal Address	9504 - 90 th Avenue, Morinville, AB
Zoning	BMP - Business and Industrial Park
Site Size	±1.91 acres (shares site with R&I building)
Total Building Size	±4,060 sq. ft. (total with R&I building: ±13,758 sq. ft.)
Classification	Office
Construction	Wood & stucco

Power	800 amp, 208 volt *to be confirmed by the purchaser
Heating	Furnaces and air conditioning
Parking	Surface
Fibre	Yes, via Shaw
Taxes (2025)	\$42,772.59 (admin & R&I buildings inclusive)
Sale Price	\$1,900,000 (admin & R&I buildings inclusive)
Available	Immediately

Floor Plan

±4,060 sq. ft.



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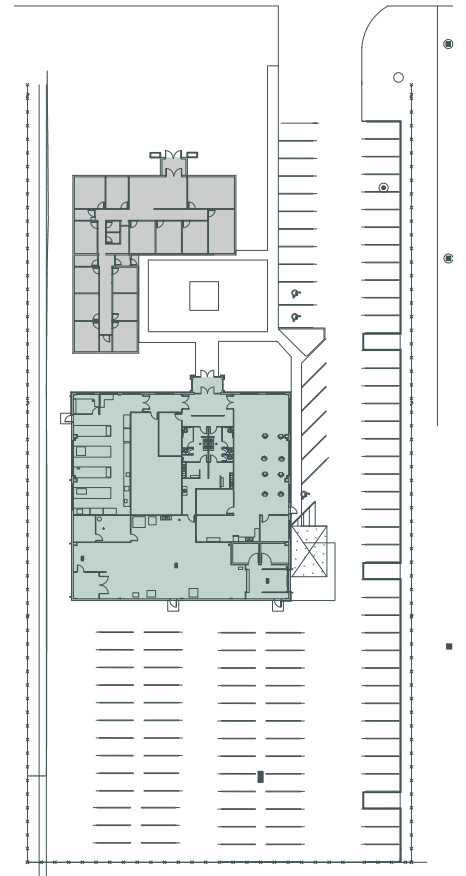


R&I Building

The research and innovation building is a combination space consisting of office, food preparation, and lab research. The building has been lightly used, with well-appointed office space and a drive-in loading door.

Additional Building Features

- Small freezers and coolers
- Food-grade prep area
- Lab area with previous fume hoods, currently decommissioned and removed
- Mens and womens change / gown area
- Air make-up and extensive exhausting throughout

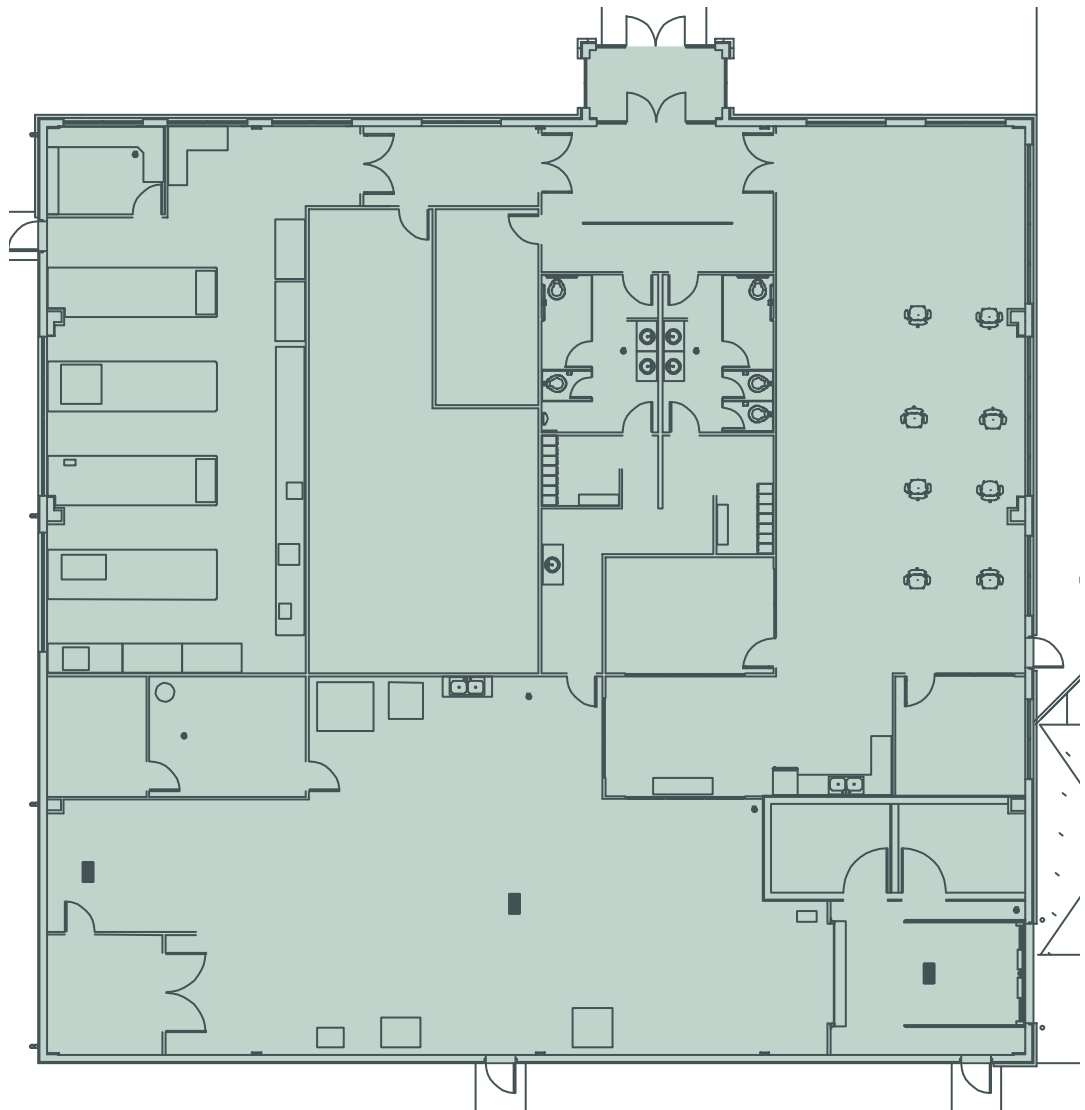


Legal Address	Plan 7821779; Block 5; Lot 2
Municipal Address	9504 - 90 th Avenue, Morinville, AB
Zoning	BMP - Business and Industrial Park
Site Size	±1.91 acres (shares site with admin building)
Total Building Size	±9,698 sq. ft. (total with admin building: ±13,758 sq. ft.)
Classification	Office & Laboratory
Grade Loading	(1) 10' x 10' powered door
Construction	Insulated metal panel
Power	800 amp, 480 volt *To be confirmed by the purchaser

Heating	RTU with A/C and circulation
Lighting	T5
Parking	Surface
Sumps	Yes
Fibre	Yes, via Shaw
Taxes (2025)	\$42,772.59 (admin & R&I buildings inclusive)
Sale Price	\$1,900,000 (admin & R&I buildings inclusive)
Available	Immediately

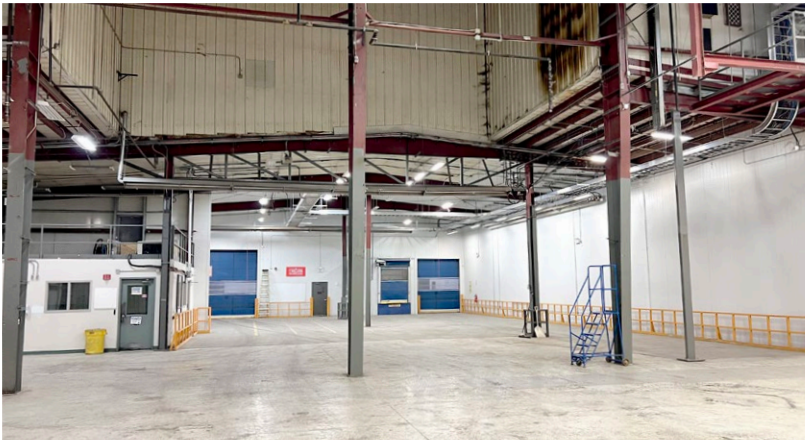
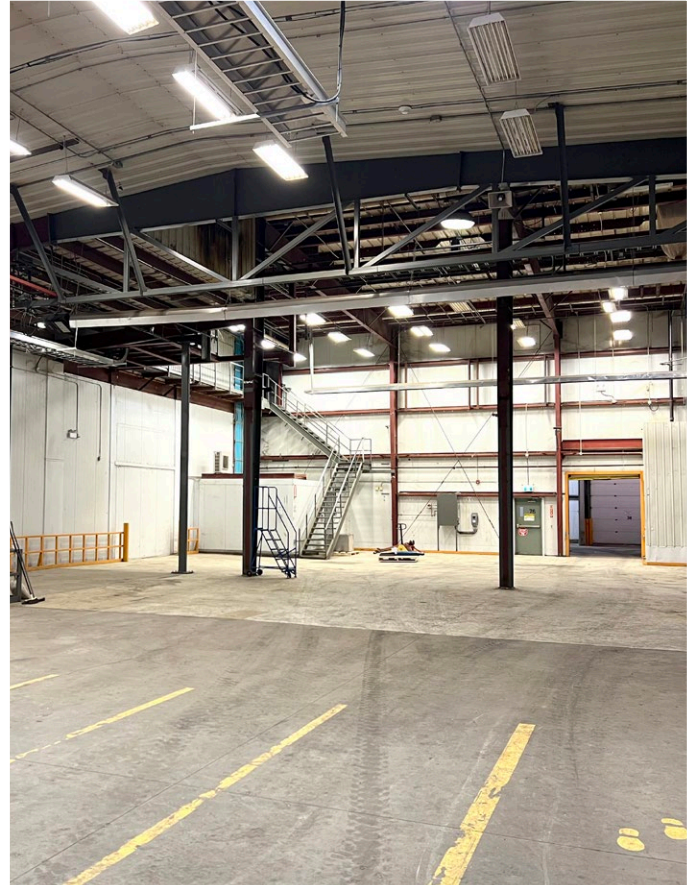
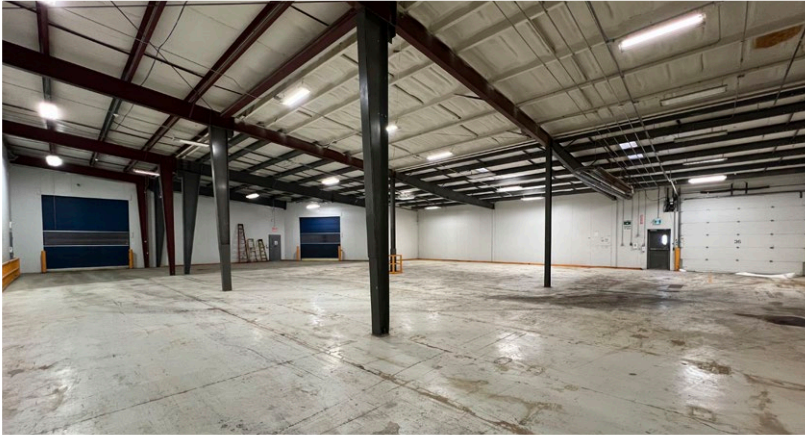
Floor Plan

±9,698 sq. ft.



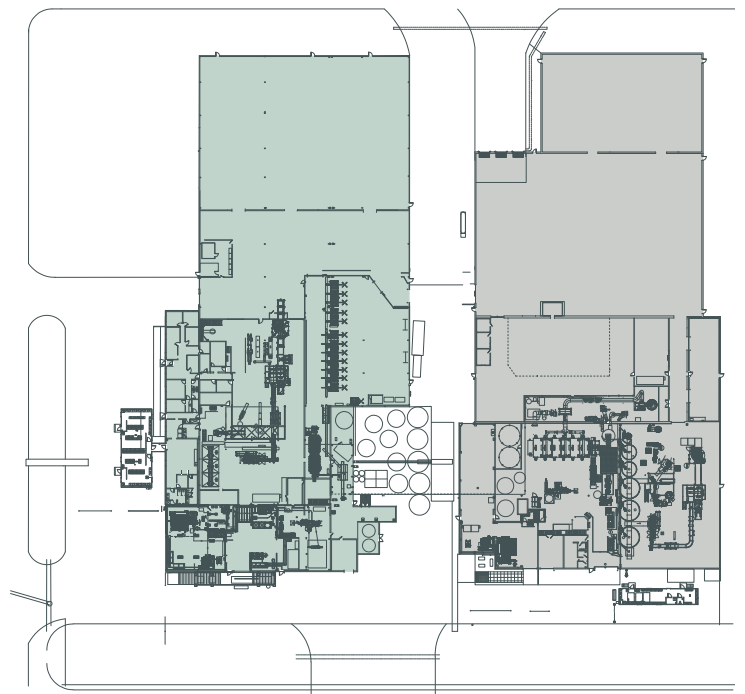
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Food Processing / Warehouse Building 1

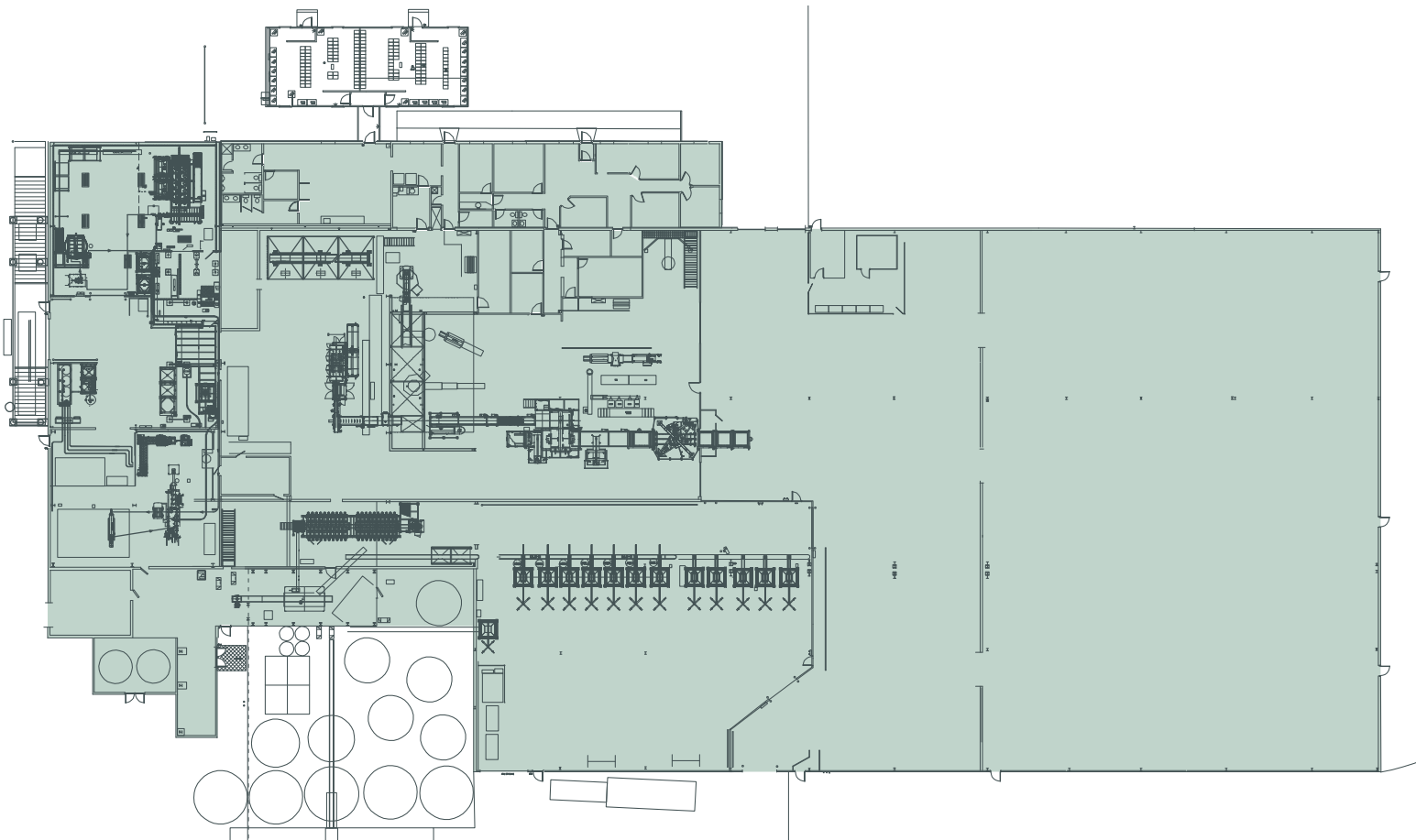
The building consists of a small office area and was the original processing and manufacturing building. All machinery equipment has been decommissioned and removed, only the silos remain on the property.



Legal Address	Plan 7821779: Block 2; Lots 3, 4, and 5
Municipal Address	9503 - 90 th Avenue, Morinville, AB
Zoning	BMP - Business and Industrial Park
Site Size	±5.26 Acres
Total Building Size	±62,038 sq. ft. (±129,615 sq. ft. total with warehouse 2)
Classification	Food processing / manufacturing / warehouse
Dock Loading	(2) 8' x 10' doors with levelers
Construction	Pre-engineered metal

Ceiling Height	Warehouse: 12'6" at eaves, 20' clear at peak Various heights throughout
Power	2,500 KVA* *to be confirmed by purchaser
Heating	Radiant heating Warehouse is unheated
Lighting	T5 throughout the majority of the space
Taxes (2025)	\$149,253.02 (warehouse buildings 1 & 2 inclusive)
Sale Price	\$9,200,000 (warehouse buildings 1 & 2 inclusive)
Available	Immediately

Floor Plan ±62,038 sq. ft.



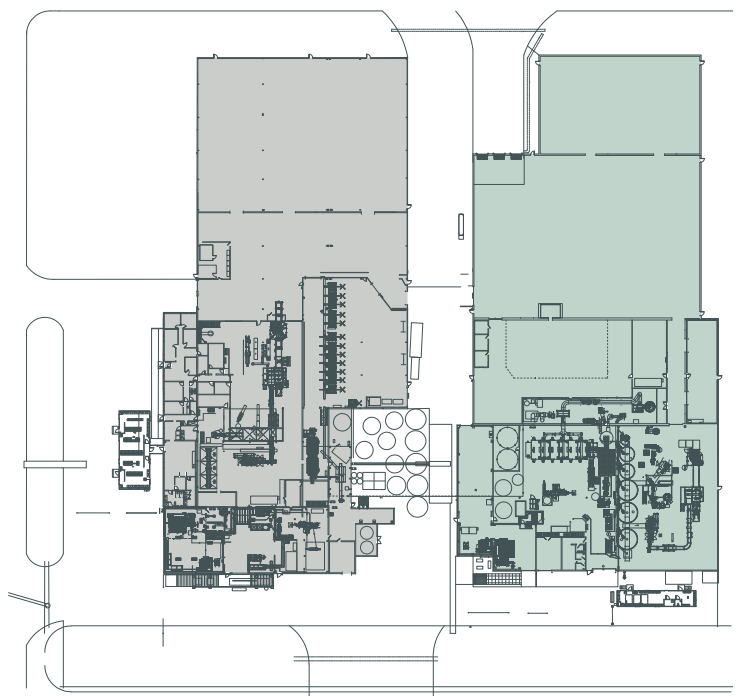
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Food Processing / Warehouse Building 2

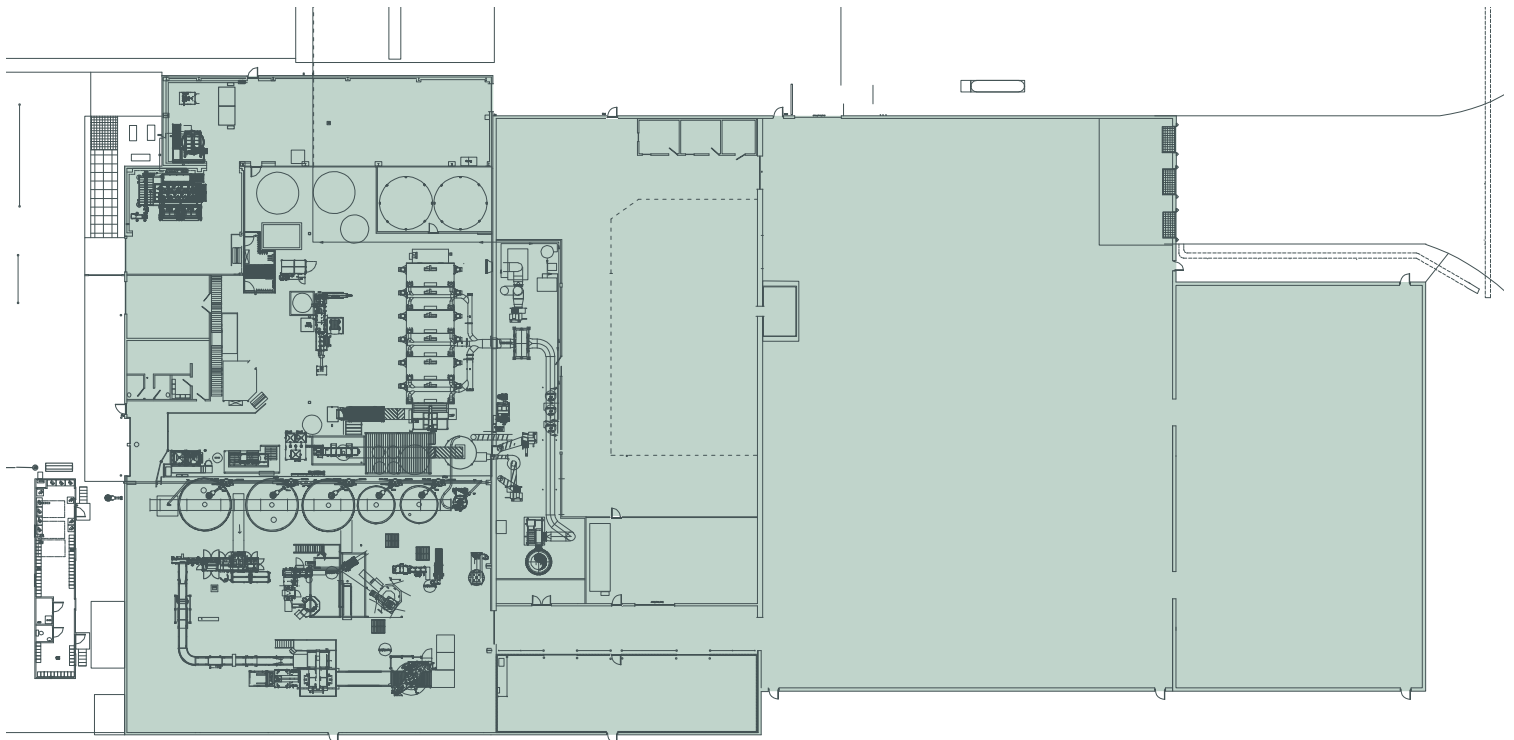
The building is primarily comprised of warehouse, production, and maintenance areas. The ceiling heights vary throughout, up to 17'10" at the eave of the warehouse and to over 35' in the production areas. The warehouse is serviced by three dock doors.



Legal Address	Plan 7821779: Block 2; Lots 3, 4, and 5
Municipal Address	9503 - 90 th Avenue, Morinville, AB
Zoning	BMP - Business and Industrial Park
Site Size	±5.26 Acres
Total Building Size	±67,577 sq. ft. (±129,615 sq. ft. total with warehouse 2)
Classification	Food processing / manufacturing / warehouse
Dock Loading	(3) 8' x 10' doors with levelers
Grade Loading	(1) 14' x 14' door
Construction	Pre-engineered metal

Ceiling Height	Warehouse: 17'10" at eaves, 20'6" clear at peak Various heights throughout ranging from 12' at the eave of the warehouse to 35' in the production areas
Power	1,500 KVA**to be confirmed by purchaser
Heating	Radiant heating Warehouse is unheated
Lighting	T5 and metal halide
Taxes (2025)	\$149,253.02 (warehouse buildings 1 & 2 inclusive)
Sale Price	\$9,200,000 (warehouse buildings 1 & 2 inclusive)
Available	Immediately

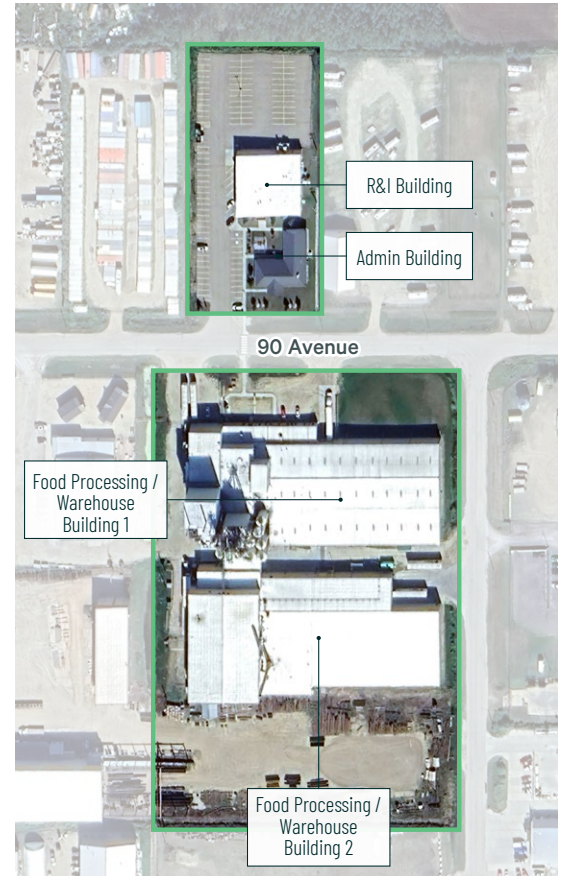
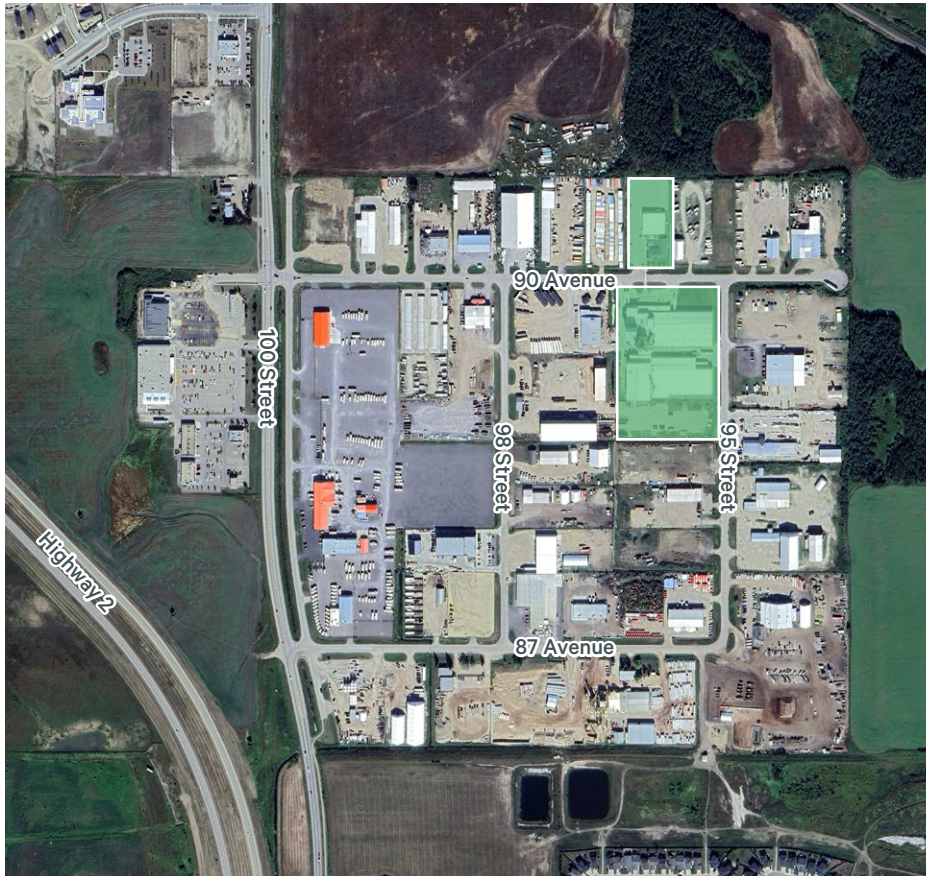
Floor Plan ±67,577 sq. ft.



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For Sale



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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