



Colliers

Accelerating success.

FOR SALE

5316 72A Avenue

EDMONTON, ALBERTA

Powerful Space for Industrial Growth
17,148 SF on 1.04 Acres

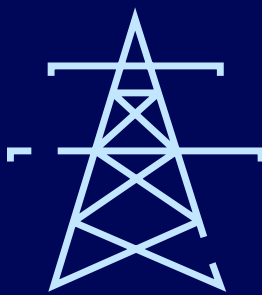
Matthew Best

Vice President
780 232 3033
matthew.best@colliers.com

Brody Eggleton

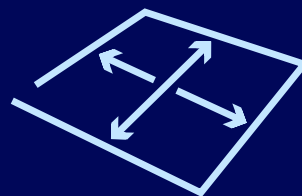
Sales Assistant, Licensed
780 991 9352
brody.eggleton@colliers.com

The Site



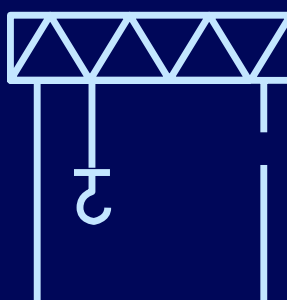
Power, Access, and Efficiency at Your Fingertips

This property is built to handle demanding industrial operations. With electrical capacity up to 600 Amp three-phase, you'll have the power needed for heavy equipment and advanced manufacturing processes. Four grade-level loading doors provide smooth, efficient access for materials and machinery, while the generous yard space ensures easy maneuverability and outdoor storage options. Everything about this site is designed to keep your workflow seamless and productive.



Two Separate Industrial Buildings on 1.04 Acres

Enjoy the flexibility of owning two distinct buildings on a well-sized lot. This configuration allows you to separate operations, dedicate space for specialized processes, or plan for future expansion—all under your control. With approximately 37.8% lot coverage, the 1.04-acre site leaves over 28,000 sq ft of open yard space for outdoor storage, staging, or additional development—giving you the freedom to adapt as your business grows.



Equipped with Overhead Cranes

This property is equipped for demanding industrial operations, featuring a 5-ton overhead crane in the main shop with 20' clear under hook and a 3-ton overhead crane in the secondary shop with 18' clear under hook. These cranes provide the lifting capacity and efficiency needed for fabrication, assembly, and heavy material handling.

Property Description

5316 72A Avenue, Edmonton, Alberta

This industrial property offers 17,148 SF across two buildings on a 1.04-acre site with 38% lot coverage, leaving over 28,000 SF of yard space for storage, staging, or future development. The site is equipped with overhead cranes (5-ton and 3-ton capacities) and clear heights of 20' and 18', supporting heavy-duty operations. Additional features include four grade-level loading doors, robust power infrastructure (up to 600 Amp three-phase), IM zoning, and efficient lighting and HVAC systems—making this a strong fit for manufacturing, fabrication, or material handling.



Property	5316 72A Avenue, Edmonton, Alberta
Legal Description	Plan 4795RS, Block 3, Lot 9
Property Size	Building One: 12,348 SF Building Two: 4,800 SF
Loading	Building One: 2 Grade loading doors Building Two: 3 Grade loading doors
Lot Size	1.04 Acres
Land coverage	38%
Cranes	(1) 2-ton crane, (2) 5-ton cranes & (1) 10-ton crane
HVAC	Radiant Tube, Forced Air, Multiple Exhaust Fans
Power	200 Amp 230 Volt Single Phase, 600 Amp 230 V Three Phase, 100 Amp, 600 Volt (Back building)
Lighting	Fluorescent & LED
Zoning	IM: Medium industrial
Property Taxes	\$51,696.07 (2025)
Asking Price	\$3,050,000.00

Built for Strength. Designed for Efficiency. Ready for Your Next Move.

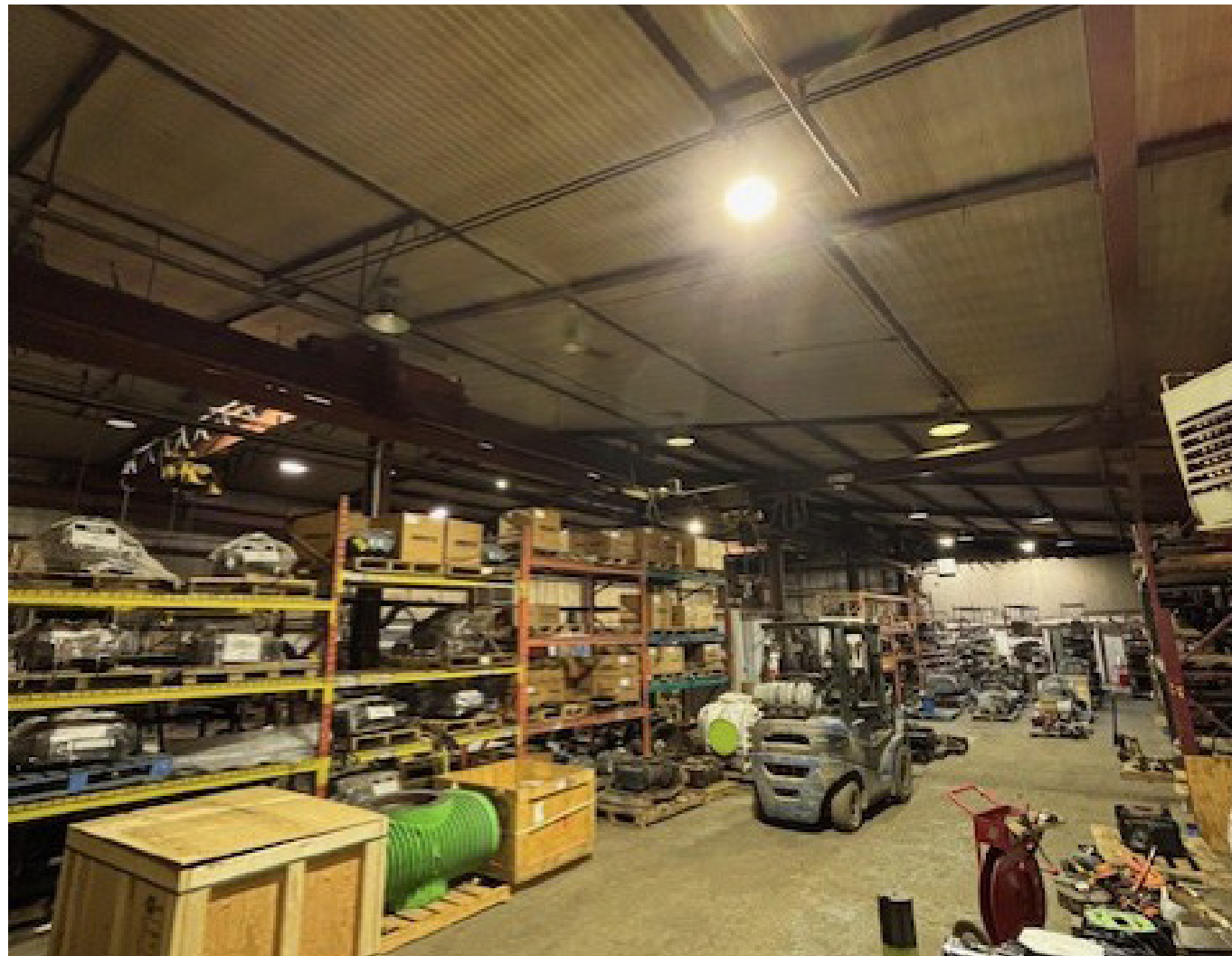
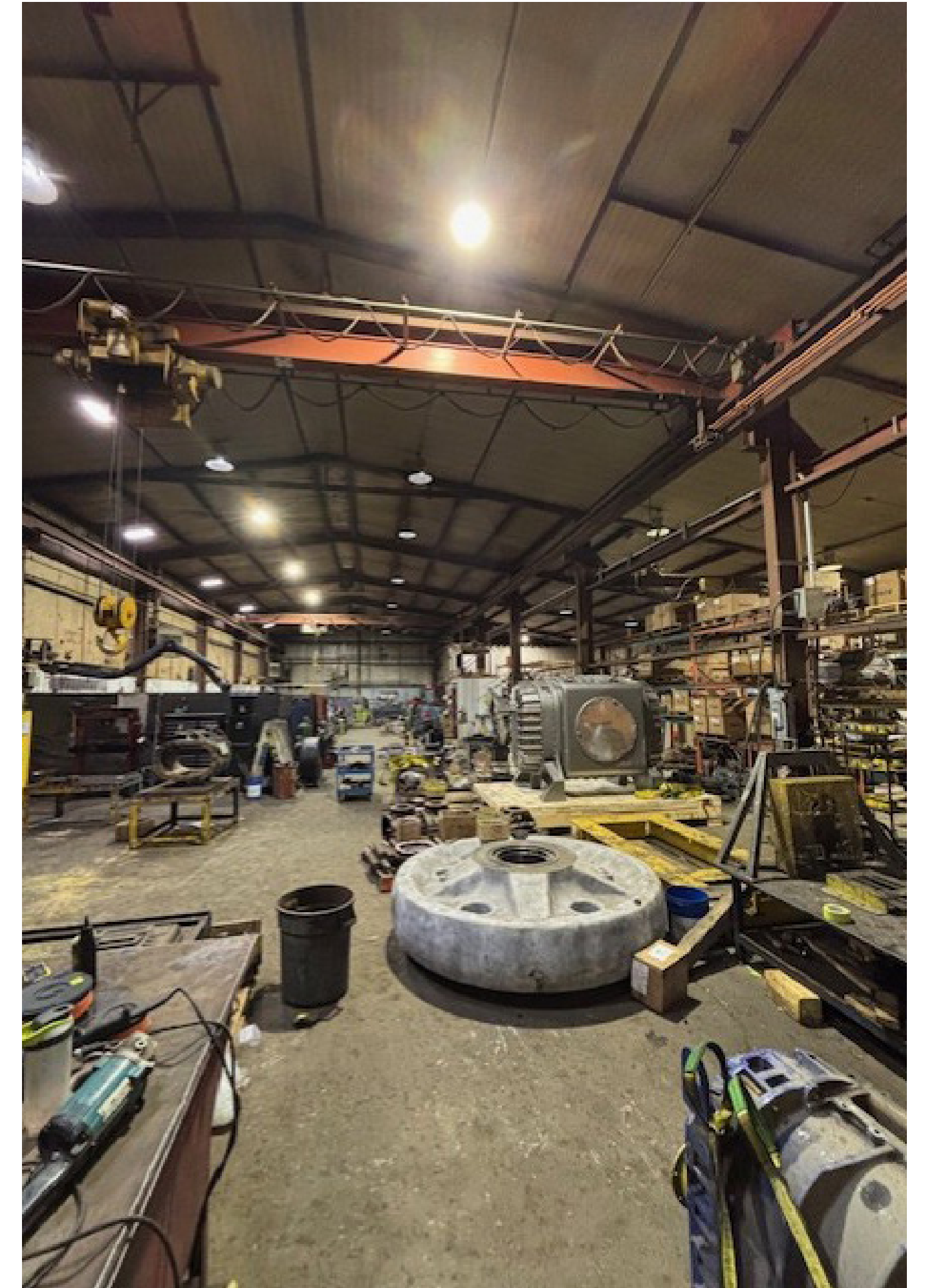
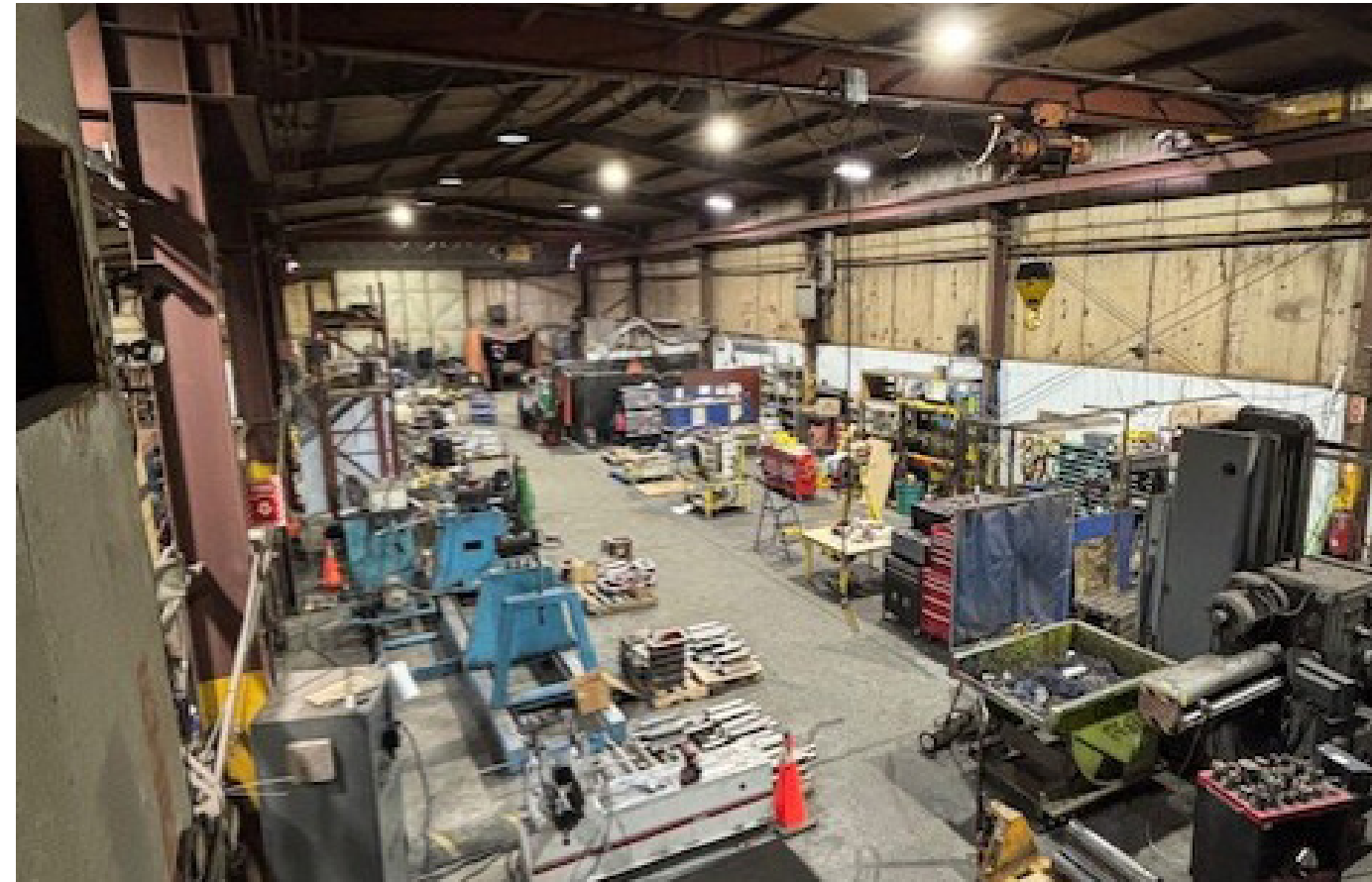
Photo Gallery

5316 72A Avenue, Edmonton, Alberta



Photo Gallery

5316 72A Avenue, Edmonton, Alberta



Site plan

5316 72A Avenue, Edmonton, Alberta

17,148 SF of industrial space across two separate buildings on a 1.04-acre lot with 38% lot coverage, leaving over 28,000 SF of yard space for storage, staging, or future development. The site is equipped with overhead cranes (capacities include 2-ton, 5-ton, and 10-ton), clear heights of 20' and 18', and robust electrical infrastructure with up to 600 Amp three-phase power. Four grade-level loading doors provide efficient access for materials and equipment, while IM (Medium Industrial) zoning supports a wide range of industrial uses. Designed for operational efficiency, this property is ideal for manufacturing, fabrication, and heavy-duty industrial applications.

G Grade Loading Door

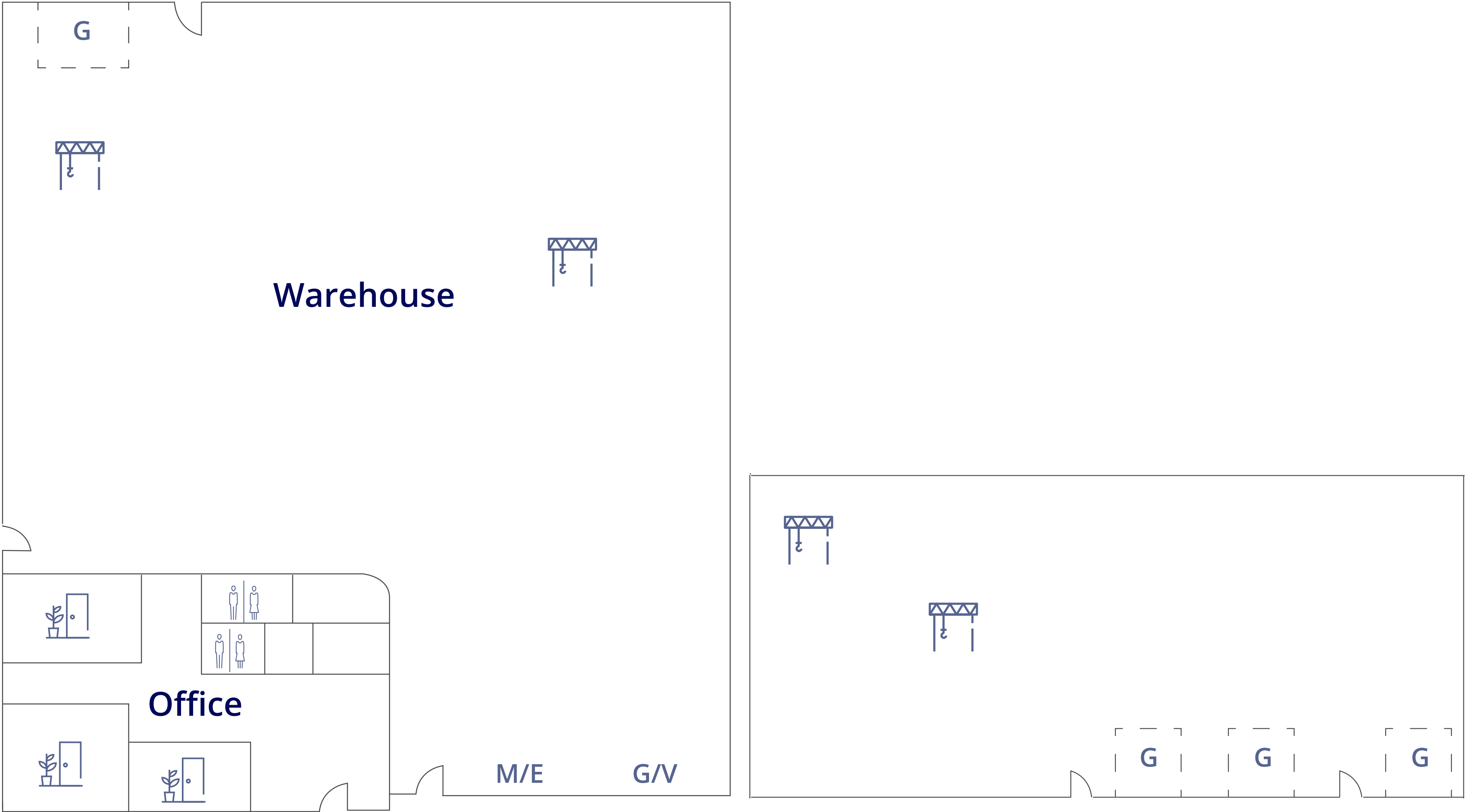
 Interior Office

 Washroom

 Crane

M/E Main Electrical Disconnect

G/V Gas Shutoff Valve

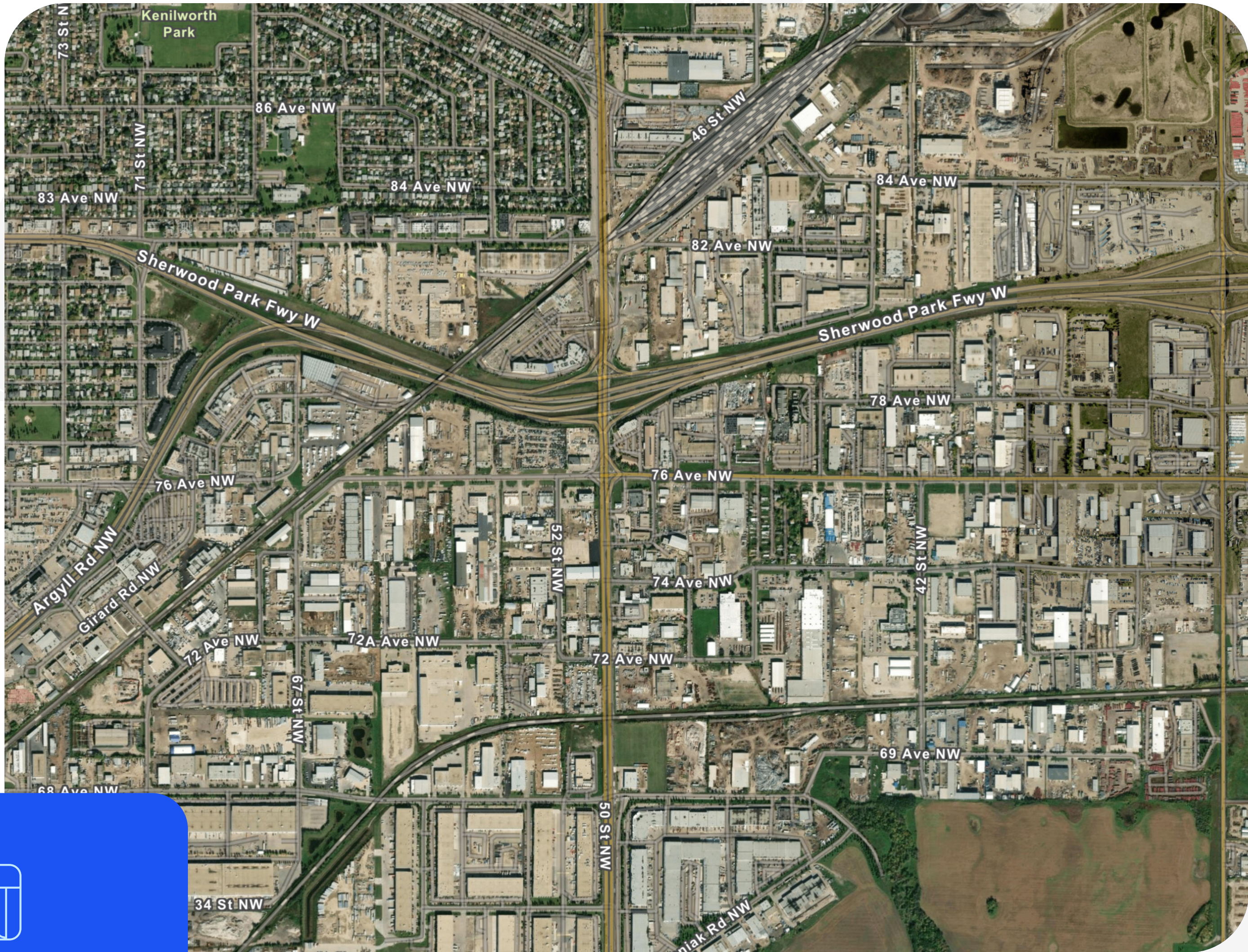


Location Overview

Davies Industrial East offers unmatched connectivity, strong market fundamentals, and proximity to major transportation routes—making it a prime choice for investors and owner-users seeking long-term value.

Situated in Davies Industrial East, one of Edmonton’s most established medium industrial zones, this property offers exceptional connectivity to 75 Street, Sherwood Park Freeway, Argyll Road, and Anthony Henday Drive, ensuring seamless access to major transportation routes and CN Rail for efficient distribution. The area benefits from strong transit infrastructure, including the new Davies Station LRT, and is surrounded by complementary industrial and commercial operations that support business synergy.

As part of Edmonton’s Southeast industrial corridor—a thriving hub for manufacturing, fabrication, and logistics—Davies Industrial East continues to demonstrate robust market performance. With an industrial vacancy rate of approximately 3.4%, the submarket reflects tight conditions and sustained demand for functional space. IM (Medium Industrial) zoning provides flexibility for a wide range of industrial uses, making this location ideal for businesses seeking operational efficiency, scalability, and long-term growth. Investors and owner-users alike will appreciate the combination of strategic location, strong fundamentals, and diverse zoning options that position Davies Industrial East as a premier choice for industrial real estate.



Prime
Connectivity



Established
Industrial Hub



Excellent Transit
Access



Flexible
Zoning



5316 72A Avenue

EDMONTON, ALBERTA

Matthew Best

Vice President
780 232 3033
matthew.best@colliers.com

Brody Eggleton

Sales Assistant, Licensed
780 991 9352
brody.eggleton@colliers.com

collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Include your market's legal name here. (ex. Colliers International Group Inc.)]

Colliers

Accelerating success.