

Aurum Industrial Land

13104 / 13140 - 24th Street
Edmonton, AB

2.82 or 3.29 Acres | Fully Improved Site | Two Separately Titled Lots



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For Lease

2.82 or 3.29 Ac

Industrial Yards For Lease

Formerly used for modular fabrication, the sites are improved with 24" heavy-duty gravel with geotech fabric, yard lighting, fencing, and power distribution throughout. Quick access to the high load corridor, Yellowhead Highway, and Anthony Henday Drive. Join Trimac, Tremcar, Worley Parsons Cord, Epcor Utilities, Aecon Industrial, Kiewit Energy, and Mammoet.

The Landlord is open to leasing either site, short-term options available.



Legal Addresses	2.82 Ac Lot: Plan 1420409; Block 6; Lot 5 3.29 Ac Lot: Plan 1423541; Block 6; Lot 6
Zoning	IM - Medium Industrial
Site Sizes	2.82 or 3.29 acres
Yard	±24" gravel, geotech fabric
Yard Lighting	LED
Services	Electrical, water and sewer (gas service in road)
Power	225 amp, 600 volt, 3 phase* *To be confirmed by tenant
Taxes (2024)	2.82 Ac Lot: \$56,066.10 3.29 Ac Lot: \$62,127.24
Net Lease Rate	\$3,500 per acre / month + property taxes

Contact Us

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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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