

FOR SUBLEASE

FLINT INDUSTRIAL FACILITY

15,610 SF on 3.85 Acres

22, 53304 RR170, Yellowhead County (Edson), AB

Cushman & Wakefield Edmonton

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MUNICIPAL ADDRESS 22, 53304 RR170, Yellowhead County, AB

ZONING RI - Rural Industrial District

NEIGHBOURHOOD Yellowhead County

AVAILABILITY
Office (Two Levels) - 3,060 SF
Warehouse (Incl. Wash Bay) - 12,100 SF

Total - 15,160 SF

SITE SIZE 3.85 Acres

YEAR BUILT 2007

LOADING Grade

POWER

To be verified by sub-tenant

CRANES 2x5 Tonne

CEILING HEIGHT 20' Clear

> **PARKING** Ample

LIGHTING T8 Hi Bay

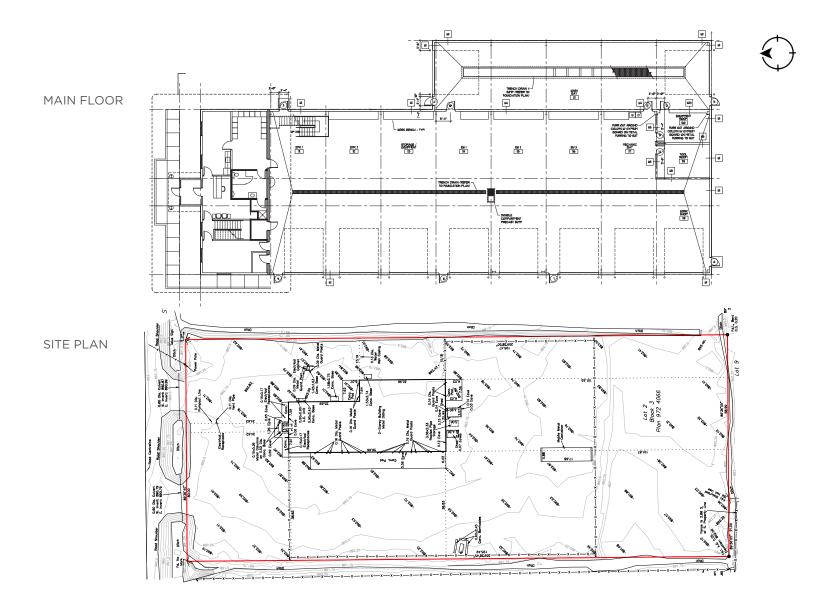
HEATING Radiant and Forced Air

LEASE RATE \$14 per SF











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