

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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## PROPERTY HIGHLIGHTS

- First class shop and office facility
- Immediate occupancy available
- Competitive sub-lease rate

EDSON



YELLOWHEAD HIGHWAY

RANGE RD 170





# PROPERTY DETAILS

## 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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