

FOR SALE

VDM TRUCKING BUILDING

16,418 SF Industrial Building
on 12.50 Acres

2010 76 Avenue, Edmonton

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Chris Sieben
Partner
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Kennedy Munro
Associate
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PROPERTY HIGHLIGHTS

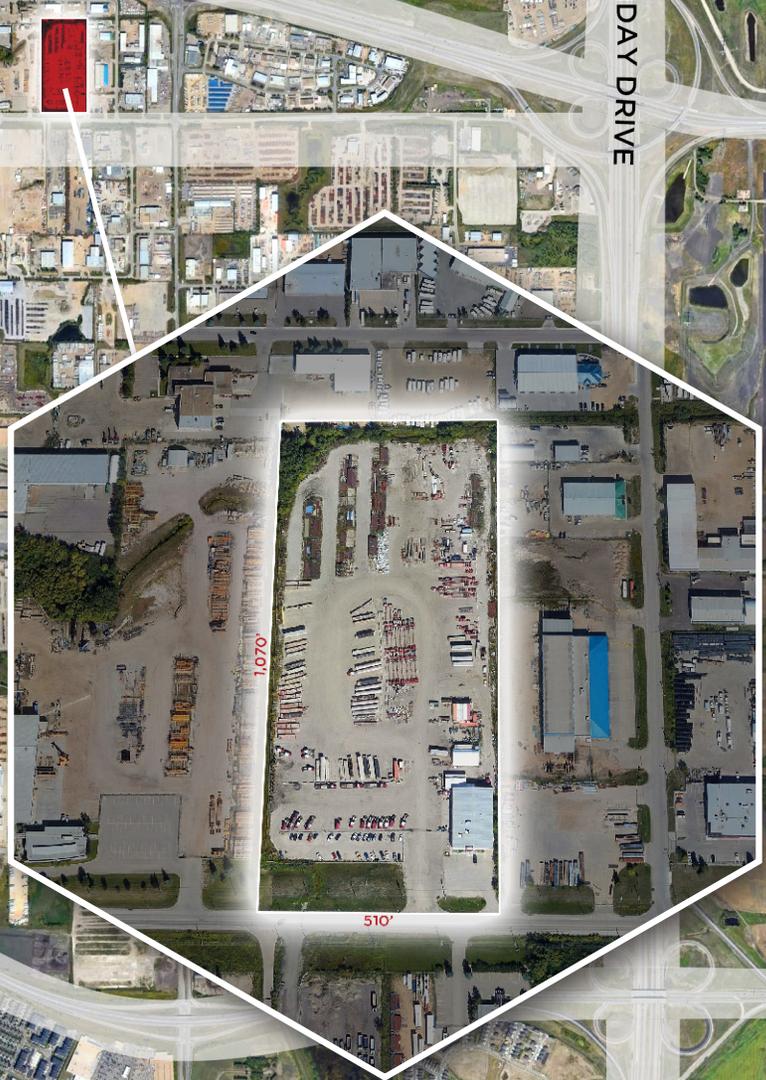
- 2.6% site coverage
- 7,150 SF two-storey office area
- Six (6) automated grade overhead doors
- Drive through wash bay
- Built in 2006
- Includes service pit
- Fluid distribution system
- Excellent access to Sherwood Park Freeway, Whitemud Drive and Anthony Henday Drive
- Premier space in Southeast Industrial Park

SHERWOOD PARK FREEWAY

76 AVENUE

WHITEMUD DRIVE NW

ANTHONY HENDAY DRIVE



PROPERTY DETAILS

NEIGHBOURHOOD

Southeast Industrial Park

ZONING

IB (Industrial Business)

YARD

Fully fenced & gravelled

AVAILABLE

Immediately

LOADING DOORS

Six (6) 16' x 16' grade

CEILING HEIGHT

22' Clear

POWER

400 amp, 600 volt,
3-phase (TBC)

LIGHTING

T5

HEATING

Overhead Radiant
Heaters

HVAC

Make-Up Air Unit

RECEPTION

haviour
Communication

DISPATCH

WAREHOUSE

YARD

PROPERTY TAXES

\$144,473.73
(2022)

SALE PRICE

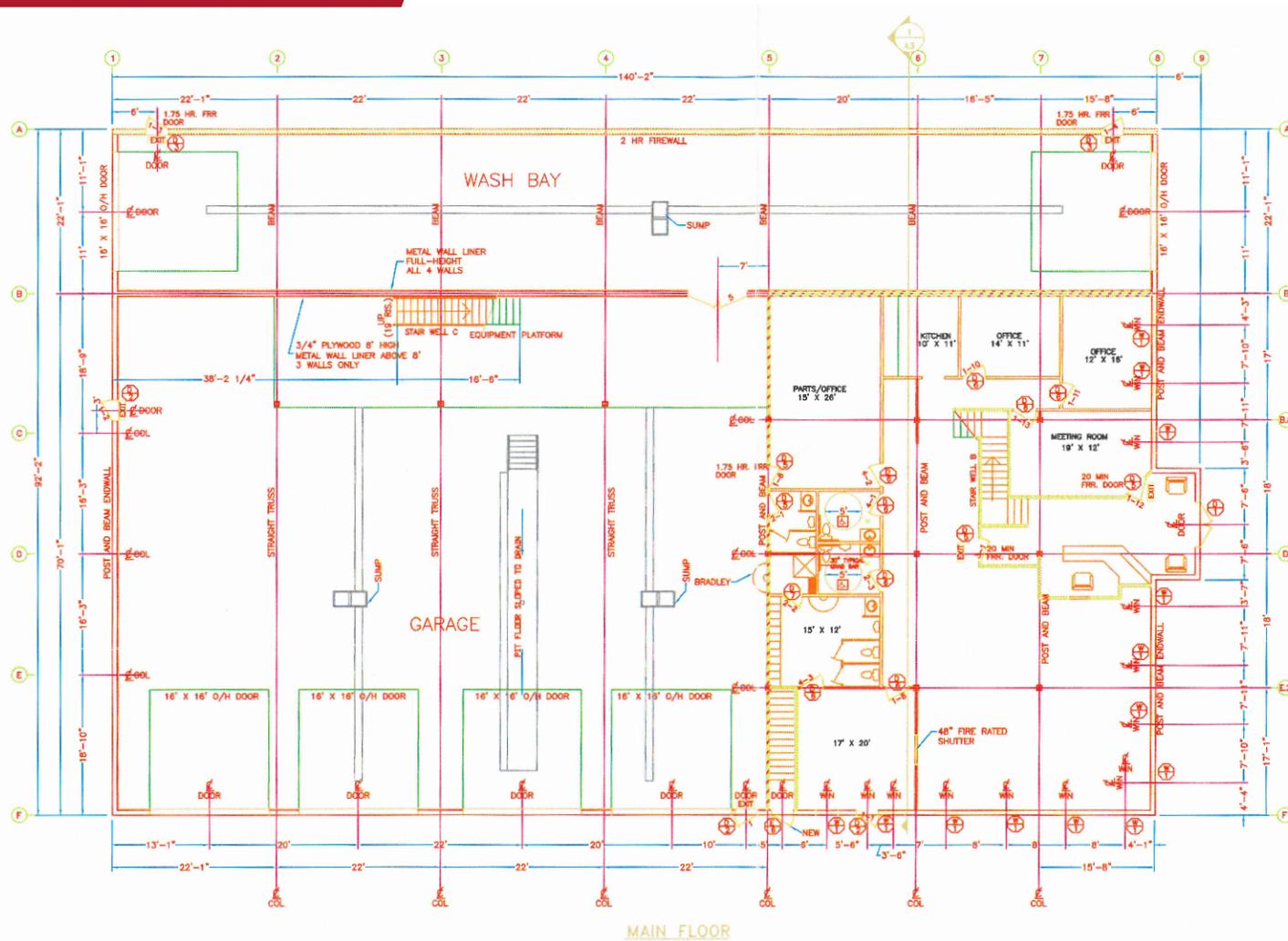
Market

SPACE BREAKDOWN

7,150 SF - Office
9,268 SF - Warehouse
16,418 SF - Total
990 SF - Shop Mezzanine



BUILDING PLAN



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