

FIBER OPTIC AVAILABLE!

**STEEL
MEZZANINE
FREE OF CHARGE**



PROPERTY HIGHLIGHTS

- 47,820 SF available
- Combination of front dock and oversize grade loading doors
- Property is centrally located within the Parsons Industrial Park, east of Parsons Road along 28th
- Close proximity to residential and commercial developments
- Neighborhood is provided excellent access via 34th Avenue which links to Calgary Trail
- Fiber optic available
- Available immediately

Site Tour Information

Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



DETAILS

Legal Description	Plan 7720719; Block 9; Lot 6
Zoning	IM - Medium Industrial
Year Built	2005
Construction	Centre block / steel frame
Size	9511: 23,625 SF 9515: 24,195 SF
Yard	15,000 SF
Ceiling Height	24'-28'
Column Spacing	55' x 46' 8"

DETAILS

Loading	9511: (3) 12' X 14' (5) 8' x 10' 9515: (2) Grade (5) Dock
Heating	Unit Heater & HVAC Office
Cranes	(2) 5-Ton
Lighting	LED
Power	400 Amps 600 Volts
Sprinklers	Yes
Sump	Available
Fibre Optic	Available
Make-up Air	13,000 CFM

LEASE INFORMATION

Base Rent	Market
Operating Cost	\$4.28 PSF (est. 2021)
Available	Immediately

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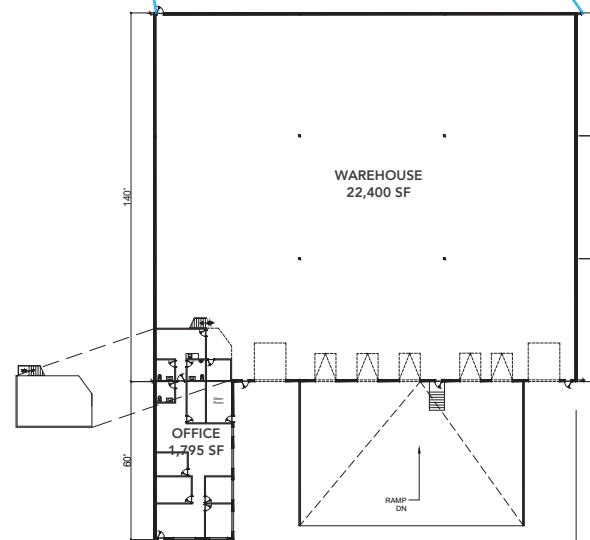
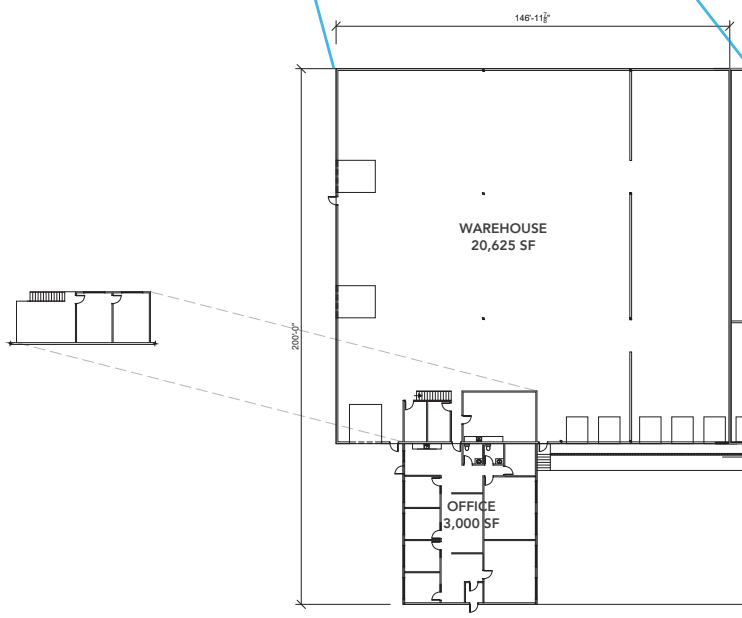
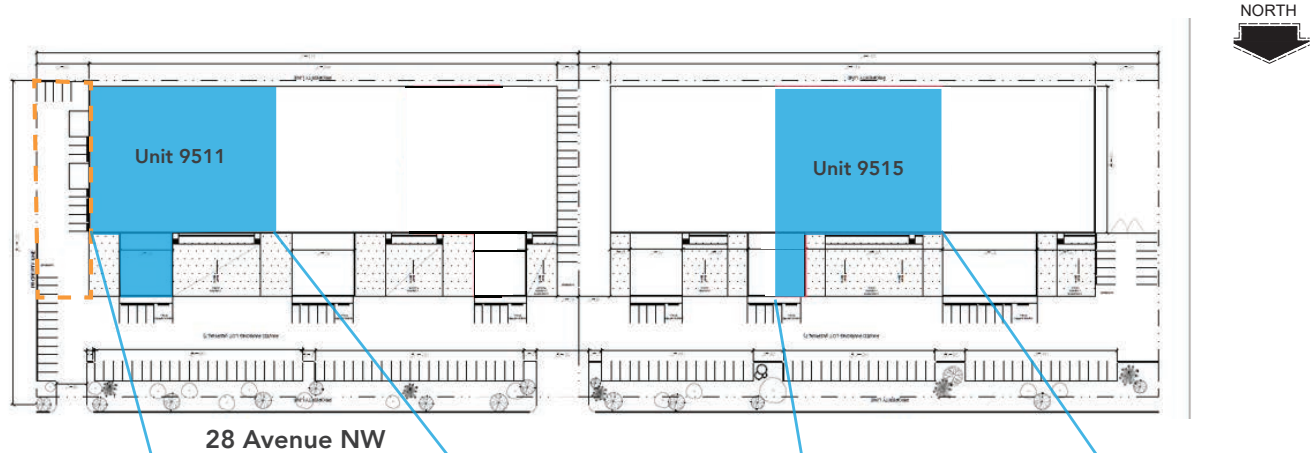
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SITE PLAN



FLOOR PLANS

Parsons Business Centre - 9511 / 9515 28 Ave NW

Edmonton, Alberta



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