

Hyduke Energy Building, 9305 27 Avenue

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- 41,879 SF shop in 4.4 acres of land
- 11 cranes available with 5, 7 & 10 tones capacity
- Air make up unit, sumps, wash bay and paint room available
- 600 amps 600 volts & 400 amps 208 volts power services.
- Eleven (11) 14'x16' grade doors
- Property is centrally located within the Parsons Industrial Park, east of Parsons Road along 27th avenue
- Close proximity to residential and commercial developments
- Neighborhood is provided excellent access via 34th Avenue which links to Calgary Trail

Site Tour Information Site tours by appointment only

Miguel Martinez | Special Projects Manager
780.421.4000 | miguel@yorkrealty.ca | **YORKREALTY.CA**

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

Legal Description	Plan 7620561 Lot 2, Block 11,
Zoning	IM - Medium Industrial
Year Built	1981
Construction	Metal Structure
Total Available	41.876 SF
Land Size	+/- 4.42 acres
Clear Height	26' - 30'
Loading	(11) 14' x 16' grade doors
Cranes	11 available with 5, 7 & 10 tones capacity
Heating	Radiant tub & boiler forced air
Lighting	T12H0 - To be upgraded
Power	2 services 600 amps 600 volts 400 amps 208 volts
Air Make Up	Available
Sump	Available
Paint Room	Available
Washbay	Available

LEASE INFORMATION

Lease Rate	\$11.00 PSF
Property Taxes	\$3.65 PSF (2020)
Operating Costs	Self Managed Building
Available	90 days

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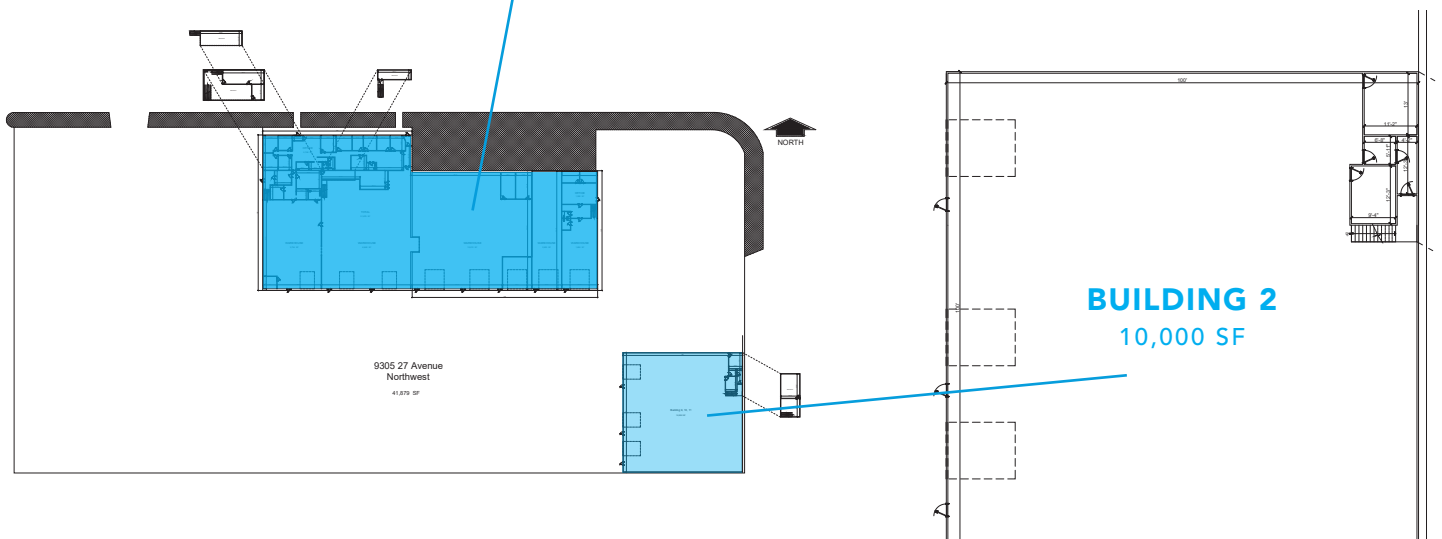
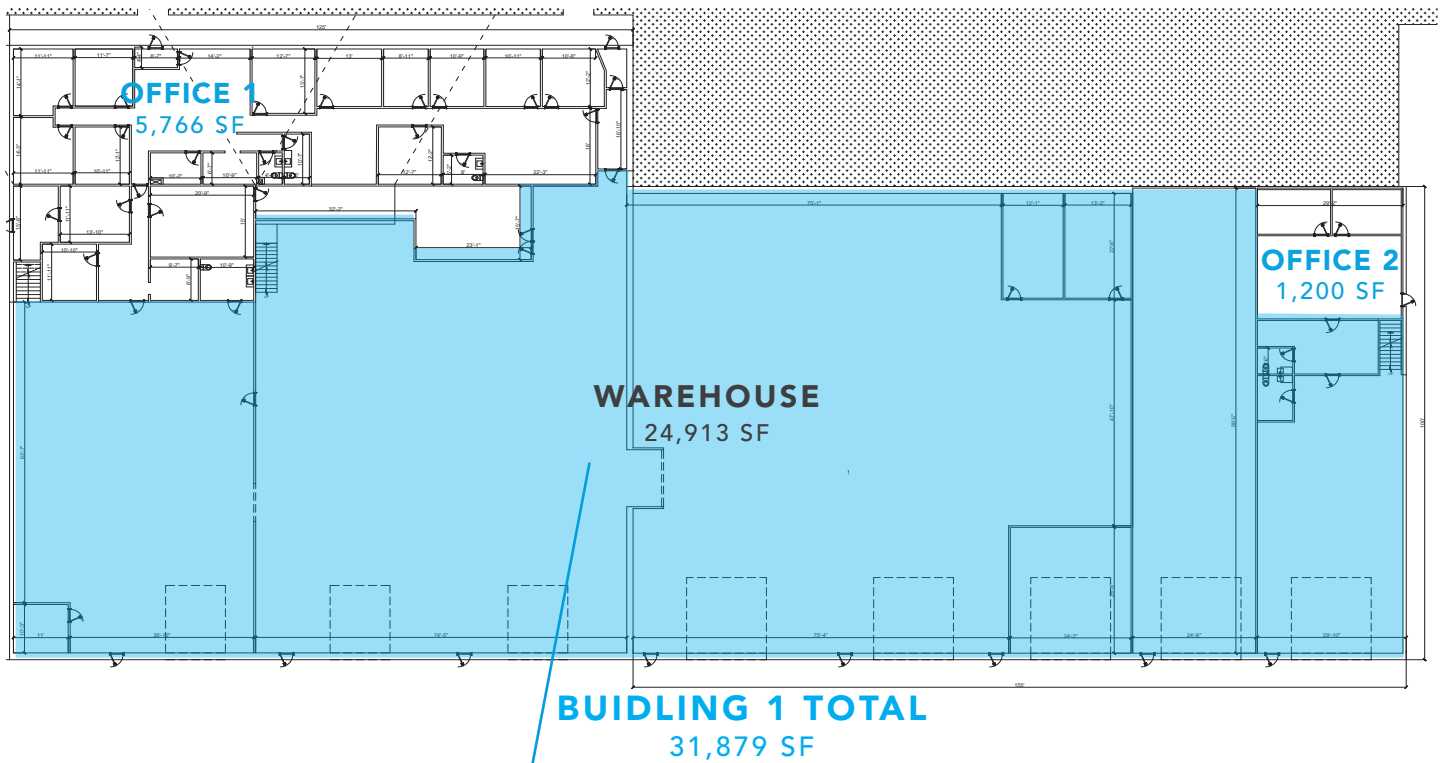
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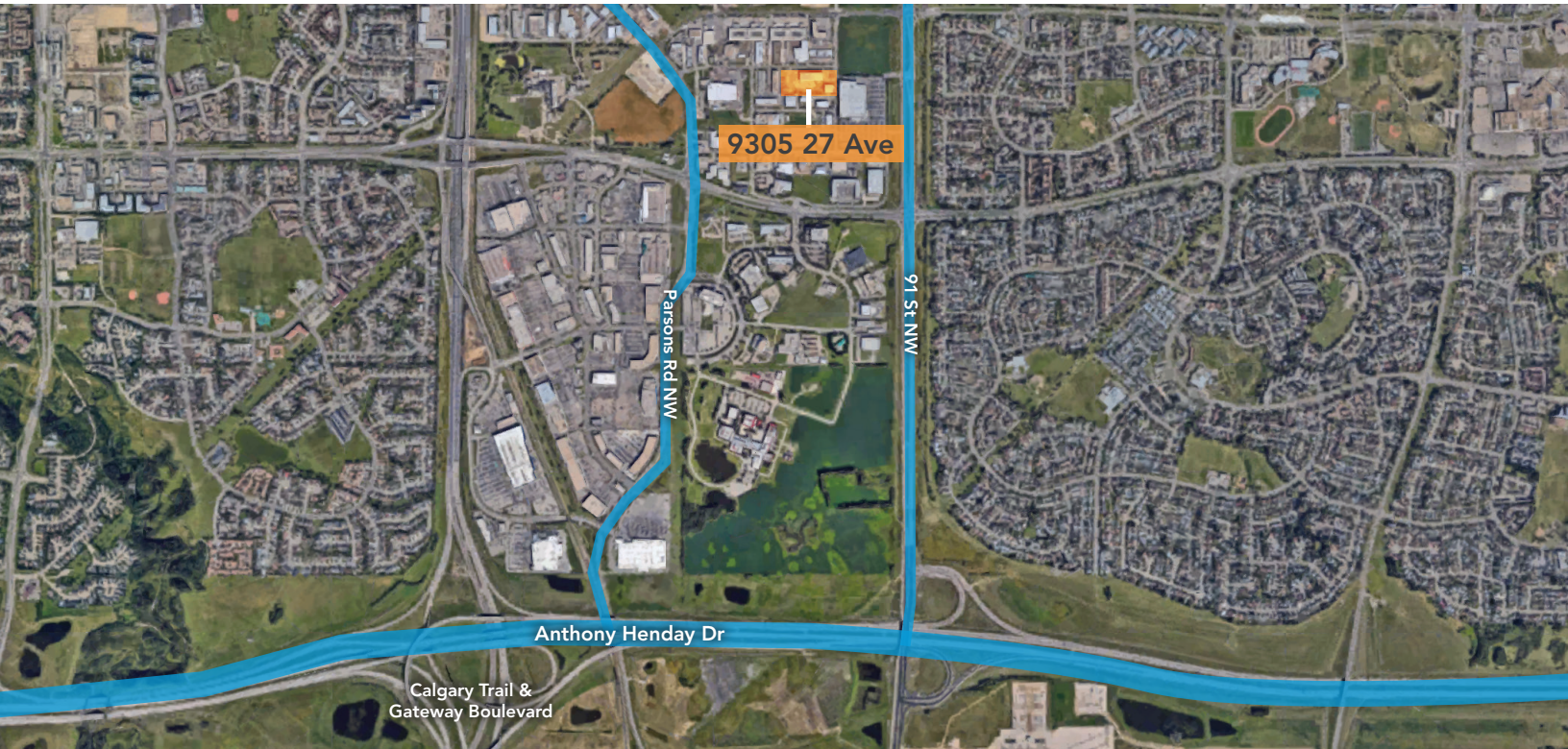
FLOOR PLAN

41,879 SF



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