

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
- Immediate availability

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

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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

Base Rent	\$12.50 PSF
Property Taxes	\$3.65 PSF (2020)
Operating Costs	Self Managed Building
Available	Immediately

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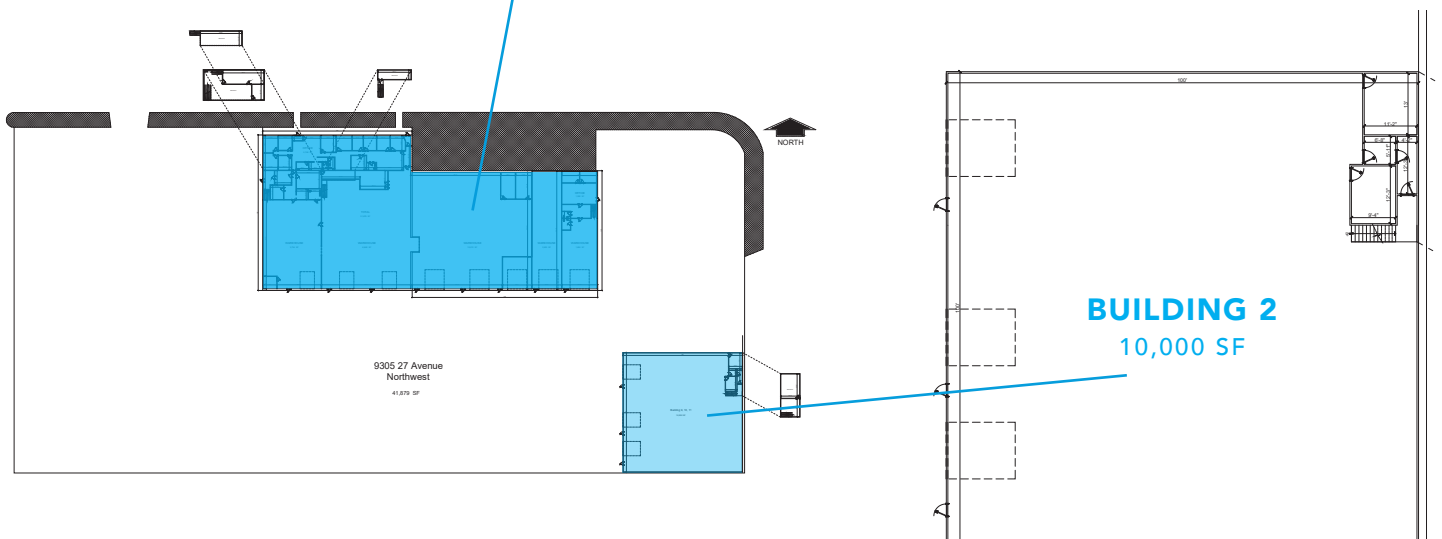
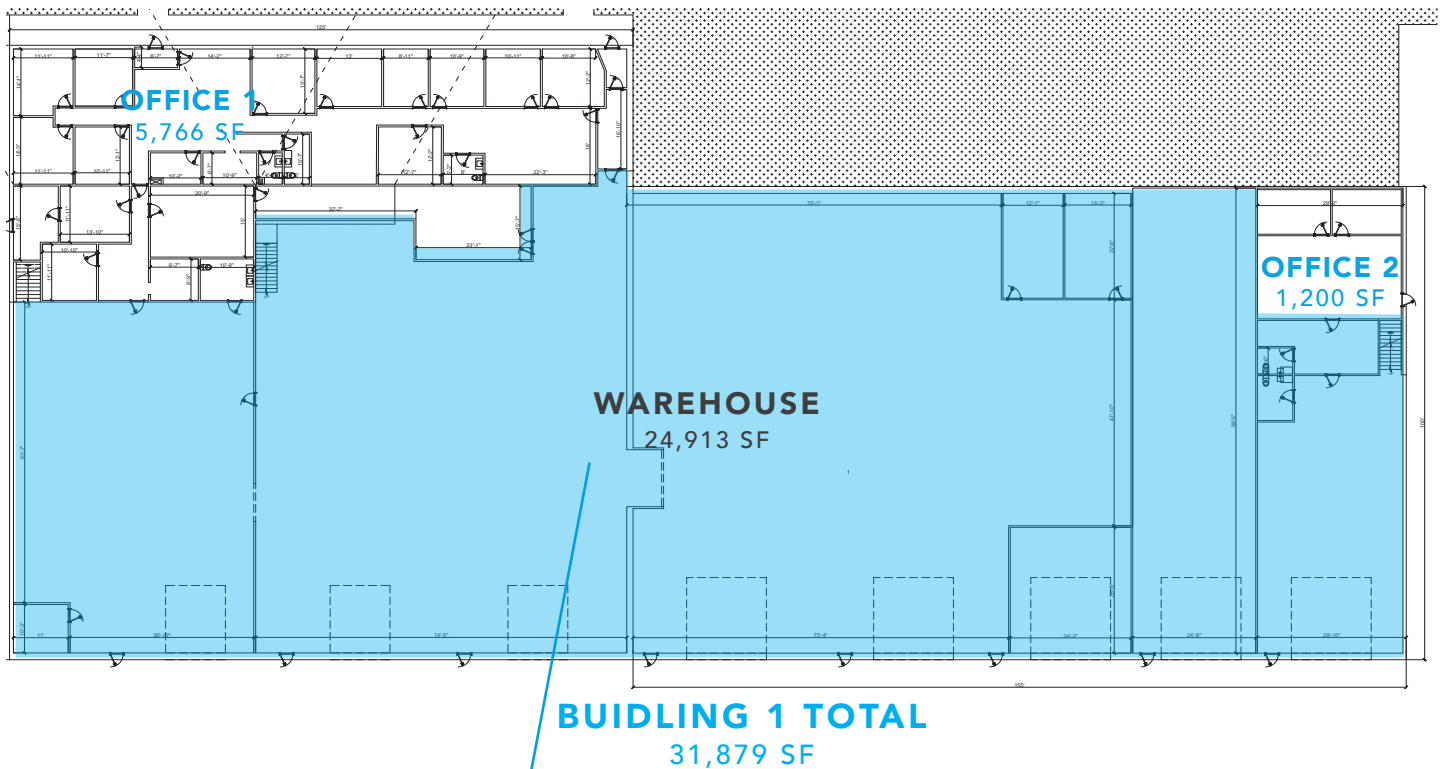
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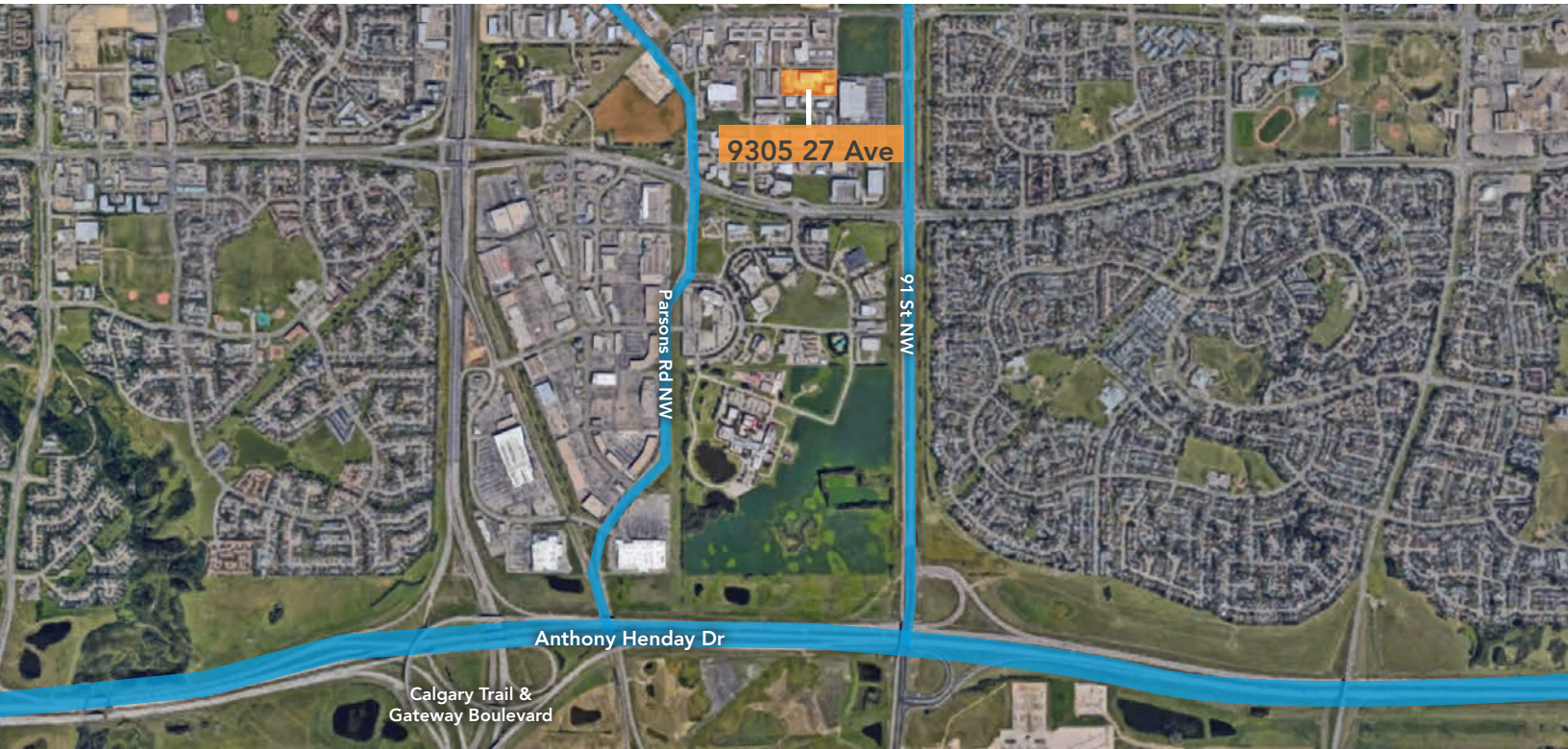
FLOOR PLAN

41,879 SF



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