



Location & Access

This building built in 2018 is located just a few minutes north of Sherwood Park with large compacted, graveled and fenced yard, and excellent access to Sherwood Drive, Highway 16, as well as the Anthony Henday. The site is zoned IM which will allow for a wide variety of uses including yard and/or manufacturing.

Site Tour Information

Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | **YORKREALTY.CA**

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



DETAILS	
Address	85 Turbo Drive
Zoning	Medium Industrial Zone (IM)
Legal	Plan 0525334, Block 2, Lot 2
Type	Industrial, showroom, warehouse
Year Built	2018
Construction	Pre-cast concrete
Size	22,000 SF
Clear Height	29'
Trench	Three drainage trenches (1) 39', (1) 114', (1) 88'
Loading	Grade loading doors (4) 20'x22', (4) 16'x18', (1) 9'x10'
Power	400 Amp, 600 Volt

DETAILS	
Sprinklers	No
Fiber Optics	No
Yard	1.10 Acres
Air Make-Up	18,000 CFM
Cranes	20 Ton bridge crane ready
Sumps	Yes

LEASE INFORMATION	
Lease Rate	Market
Operating Costs	Self Managed
Available	Immediately

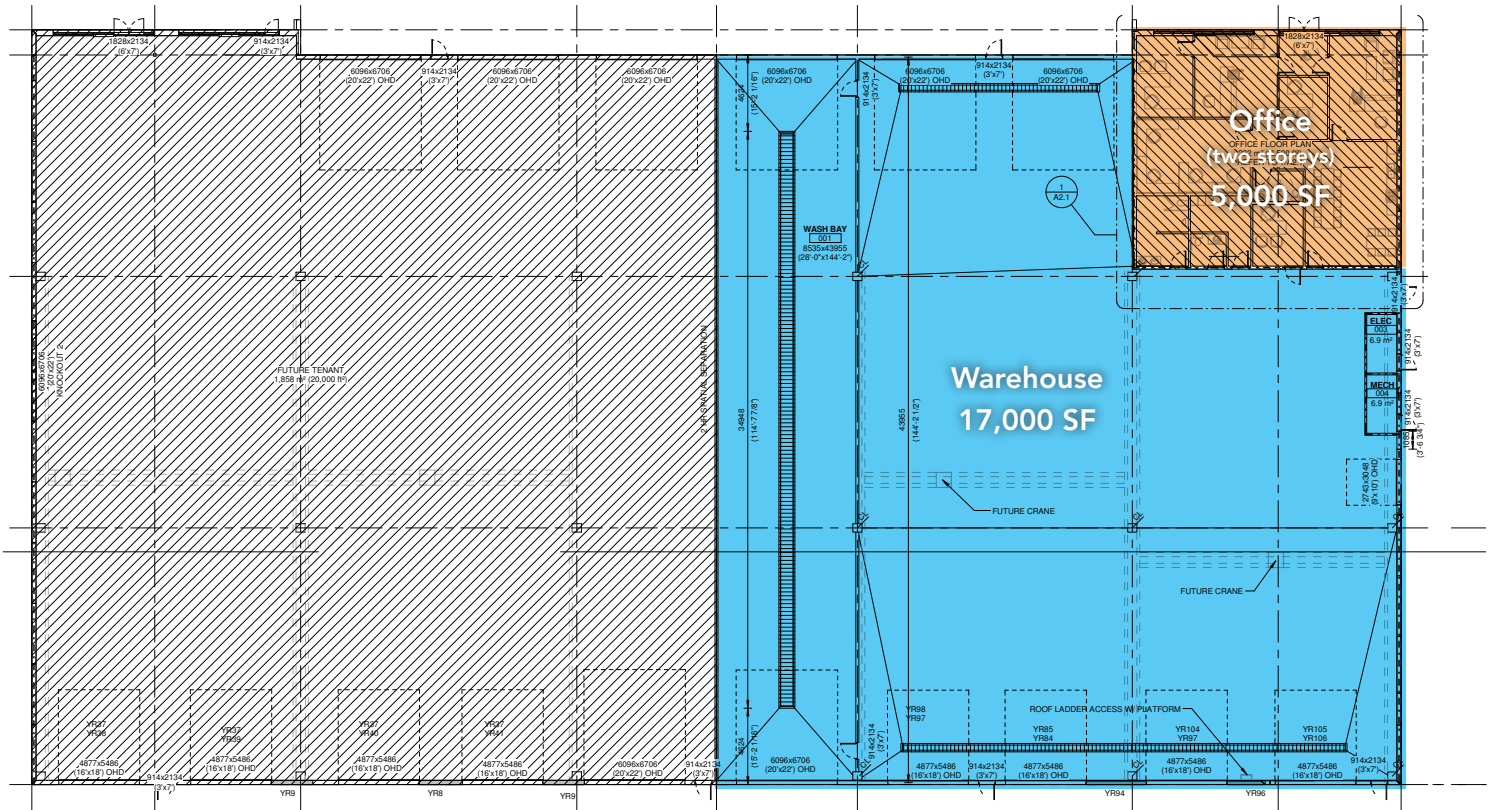
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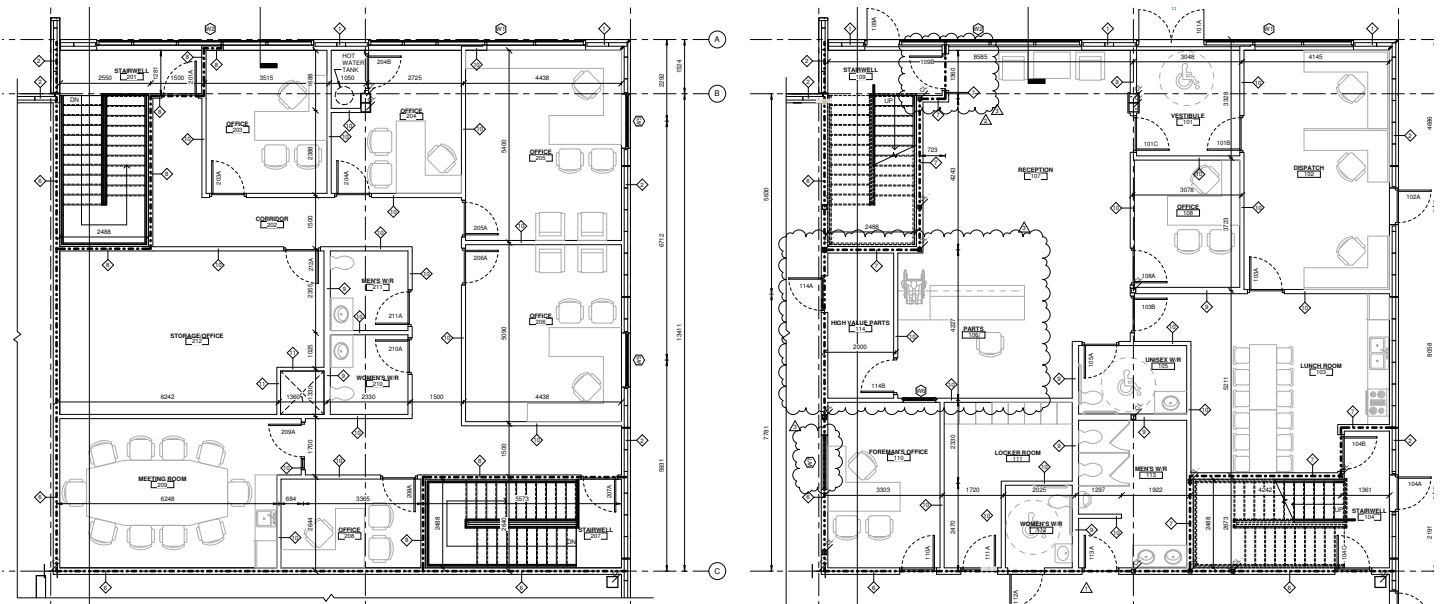
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FLOORPLAN



OFFICE FLOORPLANS



85 Turbo Drive

Sherwood Park, Alberta



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