

FOR SALE
OR LEASE

Hagen Building

8770 – 24th Street, Sherwood Park, Edmonton, AB

building size
115,400 sf

site size
5 acres

Excellent access to major routes including 87th Avenue, 17th Street, 34th Street, Sherwood Park Freeway and Whitemud Drive



Dock



Reception



Showroom

- Exposure along 24th Street
- Fibre Optics throughout office
- T5 motion sensor florescent lights
- 6 forklift charging stations
- Energized parking stalls
- Built-in floor scale in warehouse
- New roof completed in 2007

PROPERTY INFORMATION

SALE PRICE:
\$12,000,000.00

LEASE RATE:
\$7.50 per sf

OPERATING COSTS (EST.):
\$3.00 per sf

TAXES (2012):
\$107,054.44

BUILDING SPECIFICATIONS

YEAR BUILT:
1987 (addition built in 2003)

ZONING: IM (Medium Industrial)

CLEAR CEILING HEIGHT: 21' - 24'

CONSTRUCTION:
Concrete block/insulated panels

HEATING:
Forced air (warehouse) and HVAC (office)

POWER: 400 Amp, 600 Volt, 3 Phase

COLUMN GRIDS: 60' x 30'

LOADING:
3 enclosed dock doors with levers (8' x 10'), 3 dock loading doors with bumpers/seals and levelers (8' x 10') and 1 ramped grade (8' x 10')

SITE SIZE: 5.00 Acres

BUILDING SIZE:
72,000 sf – Warehouse
32,400 sf – Warehouse Addition
5,500 sf – Office
5,500 sf – 2nd Floor Showroom

115,400 sf – TOTAL

For more information please contact :

▶ **Joseph Colasurdo**
President
jc@dahltn.com
403.926.7778 • 1.855.926.7772

▶ **Dahlya Molina**
Leasing Associate
dm@dahltn.com
403.703.6006

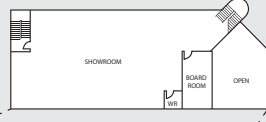
Dahltn Enterprises Inc.
2019 - 31 Ave. SW, Calgary, AB, T2T 1T3
P: 403.926.7778 F: 1.800.807.8680
www.dahltn.com



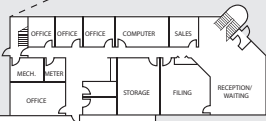
FLOORPLAN



SECOND FLOOR
5,500 sf



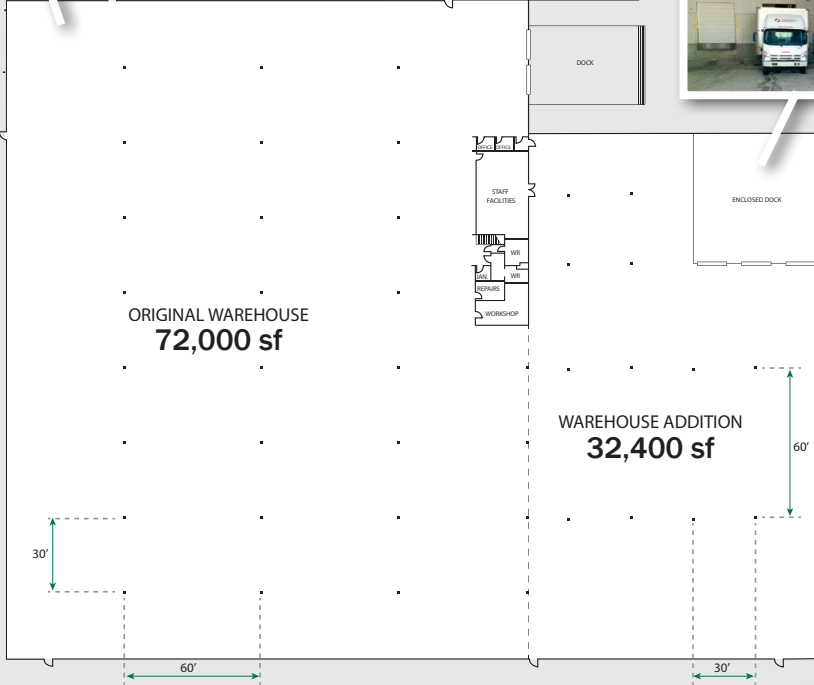
GROUND FLOOR
5,500 sf



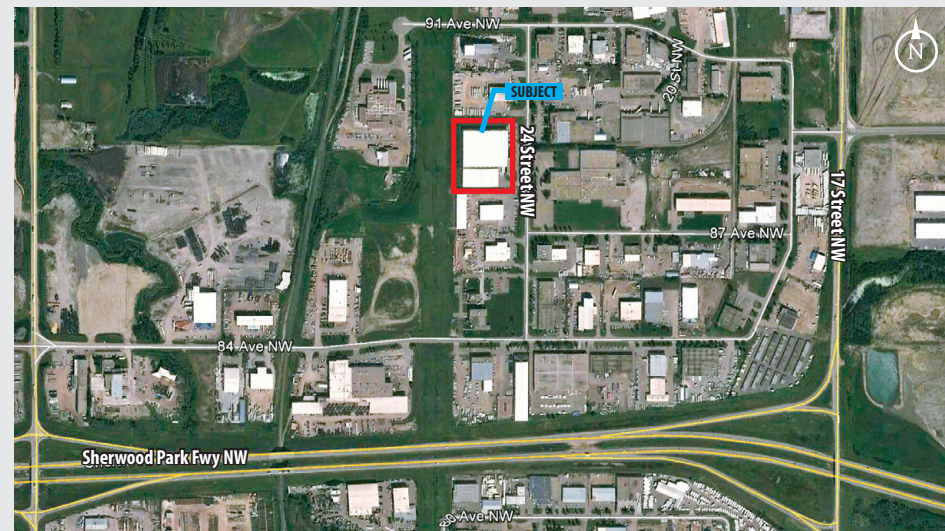
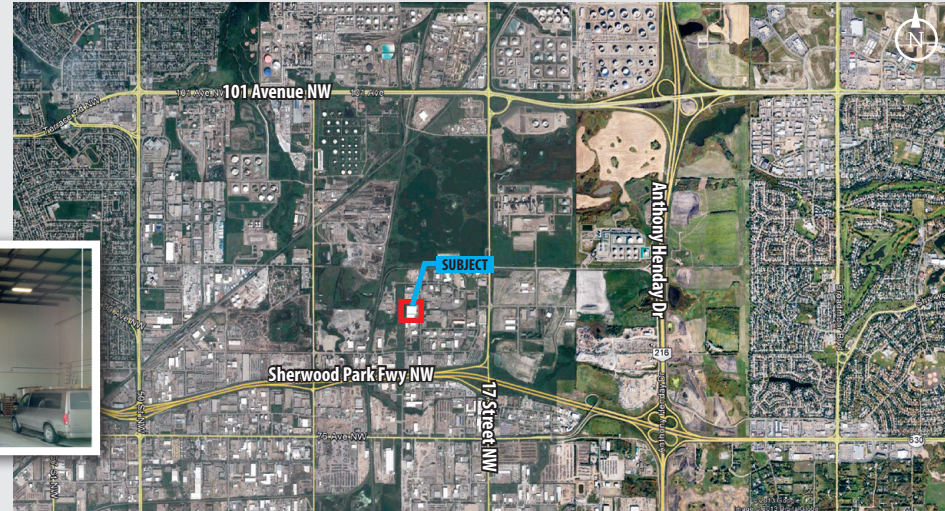
4 FUTURE
LOADING
DOCKS

ORIGINAL WAREHOUSE
72,000 sf

WAREHOUSE ADDITION
32,400 sf



LOCATION



Information herein has been obtained through sources deemed reliable however no warranty is made as to its accuracy and is therefore subject to errors, omissions, change of price, rental or other conditions without notice. As such, this information does not form any part of any future contract and may be altered or withdrawn at any time without notice.

For more information please contact :

▶ **Joseph Colasurdo**
President
jc@dahltn.com
403.926.7778 • 1.855.926.7772

▶ **Dahlya Molina**
Leasing Associate
dm@dahltn.com
403.703.6006

Dahltn Enterprises Inc.
2019 - 31 Ave. SW, Calgary, AB, T2T 1T3
P: 403.926.7778 F: 1.800.807.8680
www.dahltn.com

