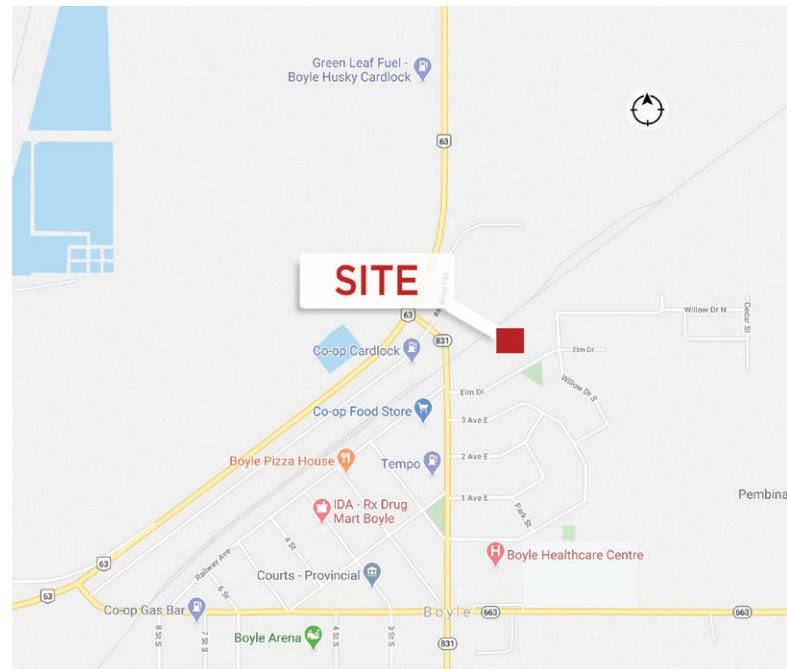




## 7,200 SF on 1 Acre Industrial Building For Sale or Lease

### Property Highlights

- 5-ton crane ready
- 16.5% site coverage ratio
- Three (3) 16' x 16' powered grade loading doors  
One (1) 16' x 20' powered grade loading door
- Well located with quick access to Highway 63



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**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE/LEASE

**Newly Improved**

**5834 Elm Drive, Boyle, AB**

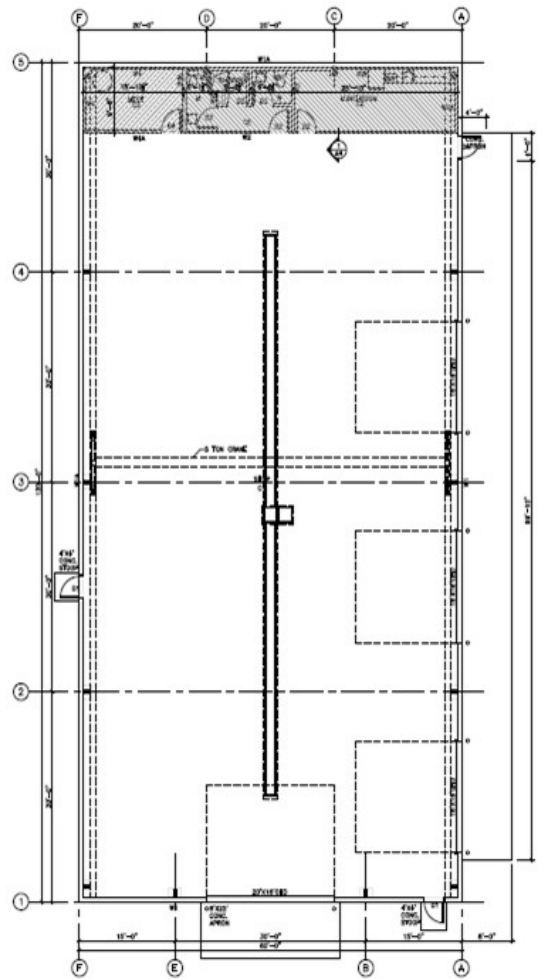
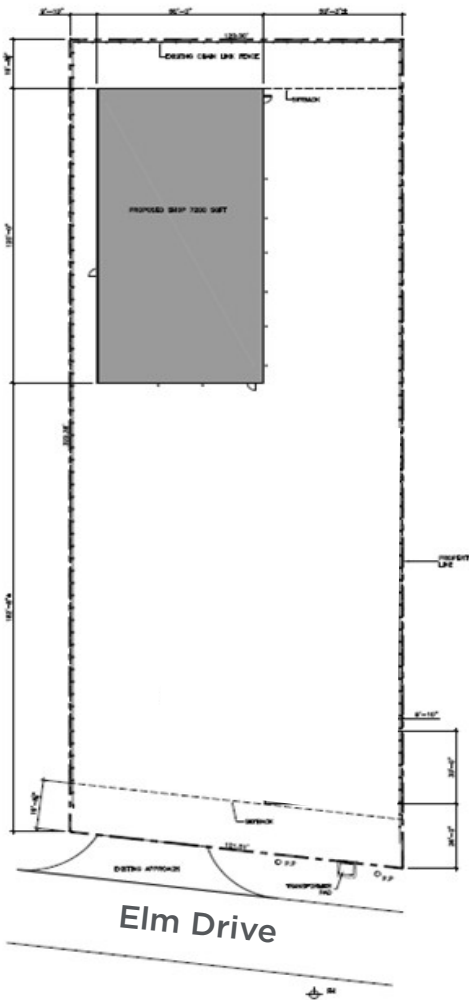
**Property Details**

**Address:** 5834 Elm Drive, Boyle, Alberta  
**Legal Address:** Plan 6391NY, Block 21, Lot 2  
**Zoning:** C - Commercial District  
**Construction:** Pre - Engineered Building  
**Clear Height:** 24' - 27'  
**Loading:** Three (3) 16' x 16' grade loading  
 One (1) 16' x 20' grade loading  
**Power:** (TBD)  
**Sump:** Dual compartment with trench drain

**Site Size:** 1.00 acre  
**Site coverage Ratio:** 16.5%  
**Size:** 7,200 SF  
**Crane:** 5-ton crane ready  
**Lighting:** T5 high efficient  
**Heating:** Radiant & unit heater  
**Price:** \$715,000.00  
**Lease Rate:** Negotiable  
**Taxes:** (TBD)

**Site Plan**

**Building Plan**



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