

Industrial Space Available

# Pylypow Building

5530 48 Street, Edmonton, AB



Prestigious Industrial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



Trusted Landlord

**Epic**

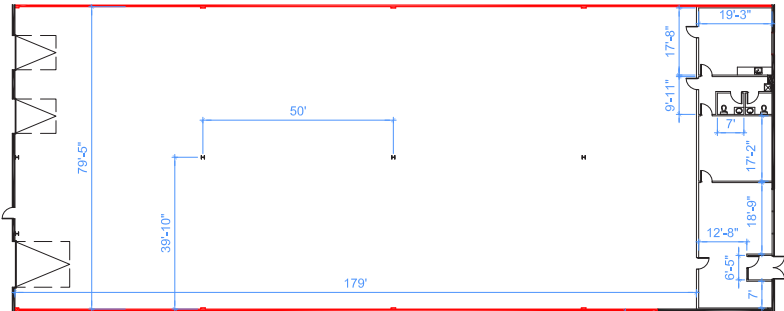
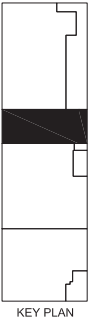
# Warehouse & Office Space

Pylypow Building is a 140,000 square foot multi-tenant industrial complex located in south east Edmonton, with excellent on-site parking.

5530 48 Street offers 16,066 square feet of space for lease, with 1,621 square feet of office space and 14,445 square feet of warehouse space. The building features dock and grade loading, 28' clear height, LED upgrades and the ability for a substantial power upgrade.

Numerous public transit stops are located minutes from the building. The property is highly accessible via 50th Street, Whitemud Freeway, Anthony Henday and Highway 2 South.

Tenants can take advantage of nearby amenities such as Tim Horton's, A&W, Subway and Shell Gas Station.



- (2) 8'x10' Dock High Loading Doors
- (1) 12'x14' Grade Level Doors with Lift
- 28' Clear Ceiling Height
- Power: 600 volt, 100 amp (ability to upgrade)
- Heating: Overhead gas fired unit heaters



Suite	Size (SF)	Type	Availability
5530	16,066	Industrial	30 to 90 days

Operating Costs: \$2.65 psf | Realty Tax: \$2.72 psf  
Total 2022 Additional Rent: \$5.37 psf

- Close proximity to Whitemud Freeway, Anthony Henday and Highway 2 South
- Excellent exposure to 50th Street
- Minutes away from numerous amenities



For more information please contact:  
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