

INDUSTRIAL BAY

9560 YELLOWHEAD TRAIL, EDMONTON

FOR LEASE



PROPERTY HIGHLIGHTS

Small industrial bay for lease. Located right on Yellowhead freeway, this property has exposure to over 70,000 vehicles per day. Parking in front and behind the unit, there is also additional yard space available for a fee. The unit offers one bathroom, one overhead door, a reception area and one private office, and a small mezzanine area for no additional cost.



Address:	9560 Yellowhead Trail
Size:	2,400 SF
Zoning:	IM
Loading:	Grade (12'x14')
Ceiling Height:	16'
Sump:	Yes
Power:	100 amp
Lease Rate:	\$11.00 PSF
Op Costs:	\$4.00 PSF



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