

# INDUSTRIAL SPACE FOR LEASE

4633/35 92 AVENUE EDMONTON, AB



## PROPERTY HIGHLIGHTS

- Size: 2,200 SF, 3,600 SF, 7,200 SF, 5,000 SF
- LEASE RATE : starting at \$10.75 PSF
- Free standing building on 1.61 acres
- Exposure to 92nd Avenue with quick access to Wayne Gretzky drive, Whitemud Drive and Anthony Henday Drive
- Combined loading facility with ability to accommodate drive through loading
  - 9 grade level overhead doors
  - 4 dock level overhead doors
  - 3 sets of drive-thru doors
  - Drive-thru bays



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# FOR LEASE

## PROPERTY DETAILS

Legal Description:	Plan 1423717; Unit 2
Zoning:	IM (Medium Industrial)
Construction:	Concrete Pre-cast
Size:	2,200 - 7,200 SF +/-
Yard:	Fully Paved
Ceiling Height:	22' clear span
Loading:	6 Grade doors, 4 Dock doors
Sump:	Single stage compartment sumps
Site Area:	1.61 Acres
Power:	3 phase, 4 wire, 240 volt (100 amp)
Lease Rate:	\$10.75 PSF
Op. Costs:	\$5.20 PSF (2016)

## PROPERTY LOCATION





# FOR LEASE

## SITE PLAN

