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



commercialyeg.ca

Dean Drysdale

Associate

E: deandrysdale@gmail.com

D: 780.953.4585

#201, 5607 199 Street Edmonton, AB T6M 0M8

#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

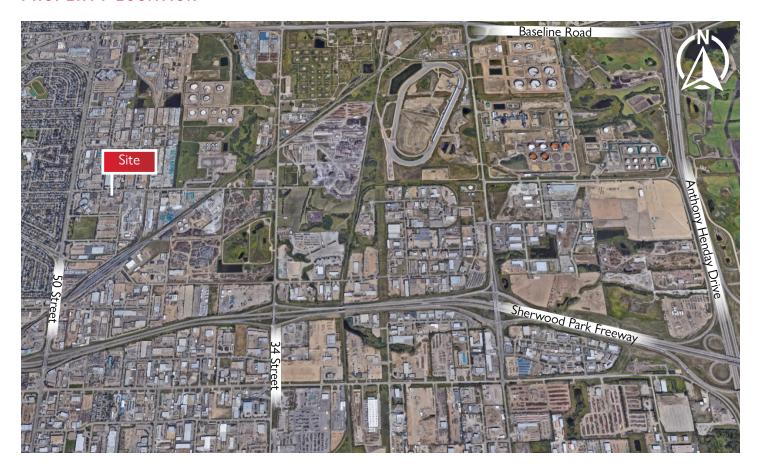
O:780.429.1200

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



SITE PLAN

