



7,775 sq. ft. +/- on 2.42 Acres
Additional Land Available

Property Features

- Heavy industrial site in the heart of Edmonton
- Trench sumps and airlines throughout
- Grade loading with drive through access
- Ample Parking
- Asphalt and gravel yard with power
- Fully fenced and secure site
- Additional 1.0 acre yard available (**Pending**)
- Basement space available free of gross rent



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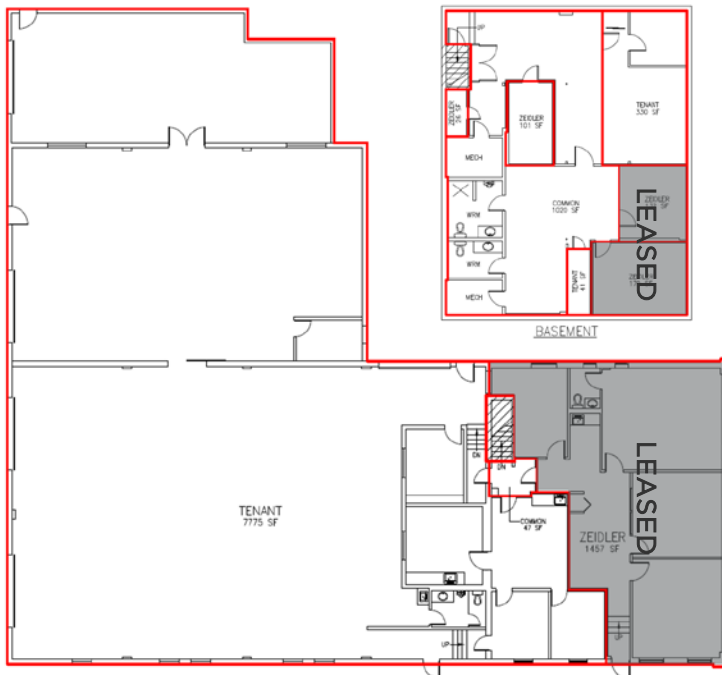
Building Features

- Neighbourhood: Rosedale Industrial
- Municipal Address: 6320 100 Street NW, Edmonton
- Site Size: on 2.42 Acres
1.0 Acre East Excess Yard (Pending)
- Zoning: IH - Heavy Industrial
- Available Size: 7,775 sq. ft. +/-
503 sq. ft. +/- Bonus Basement Space
- Ceiling Height: 14' Clear (To be Confirmed)
- Loading Doors: (5) Grade (12' x 14')
- Power: 120/240v 200 amp single phase
& 240v Delta 150 amp three phase
- Lease Rate:

Building	\$8.00 per sq. ft.
Yard (2.0 Acres)	\$1.25 per sq. ft.
Additional Yard	\$1.25 per sq. ft.
- Operating Costs: \$4.83 per sq. ft.
- Availability: Immediately



Building Plan



Aerial



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