

FOR LEASE

2,900-7,100 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3 UNITS! AVAILABLE

9131/47 - 39 Avenue NW, Edmonton, AB

WAREHOUSE SPACES

Property Highlights

- Great Signage opportunity
- All 3 units have 14X10 grade doors
- 21 foot ceiling
- 84 foot marshaling area behind the bays
- Ample parking on the site
- Close proximity to Whitemud Drive and Parsons Road



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

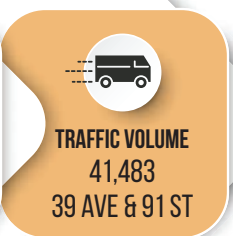
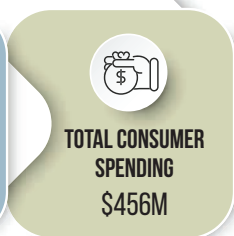
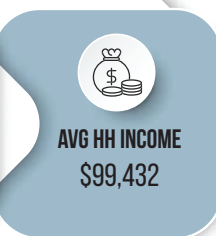
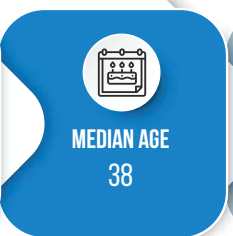
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Unit 5 - Warehouse Spaces

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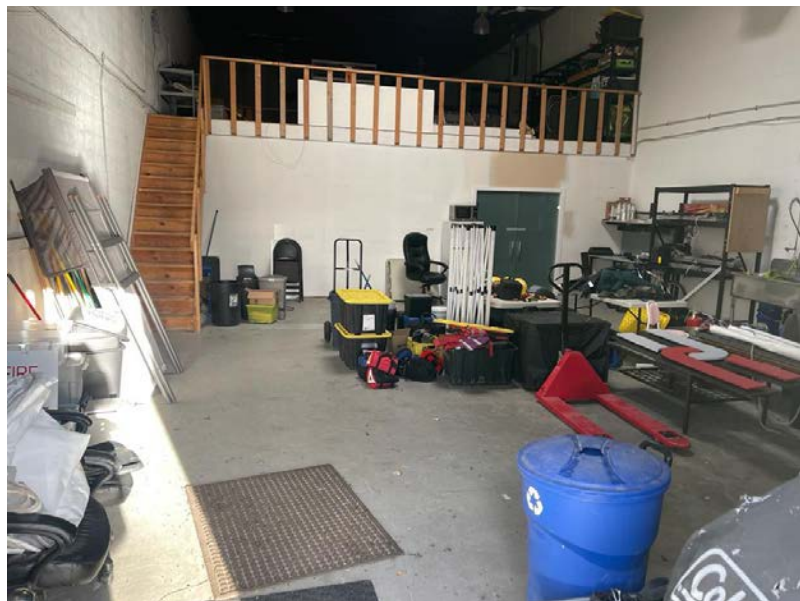
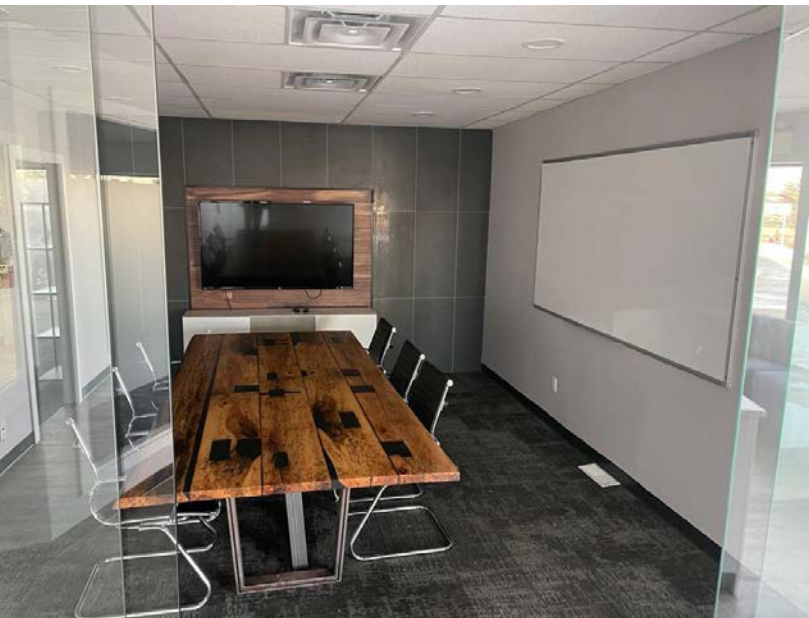
Demographics within 5KM



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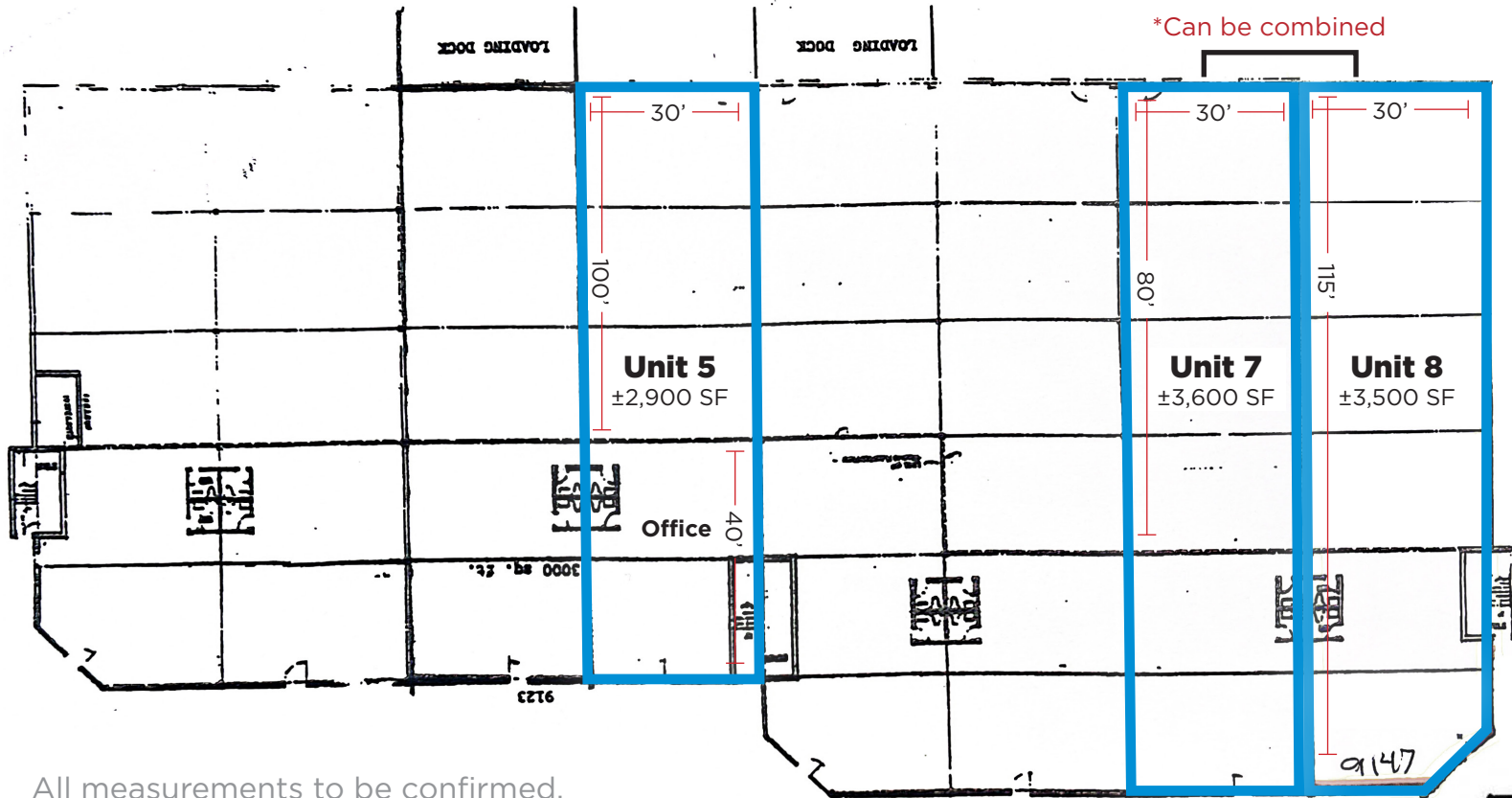
Unit 8 - Warehouse Spaces

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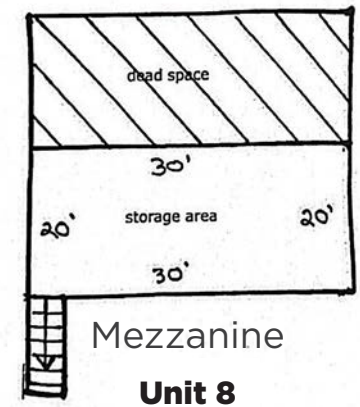


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Office & Warehouse Spaces



All measurements to be confirmed.



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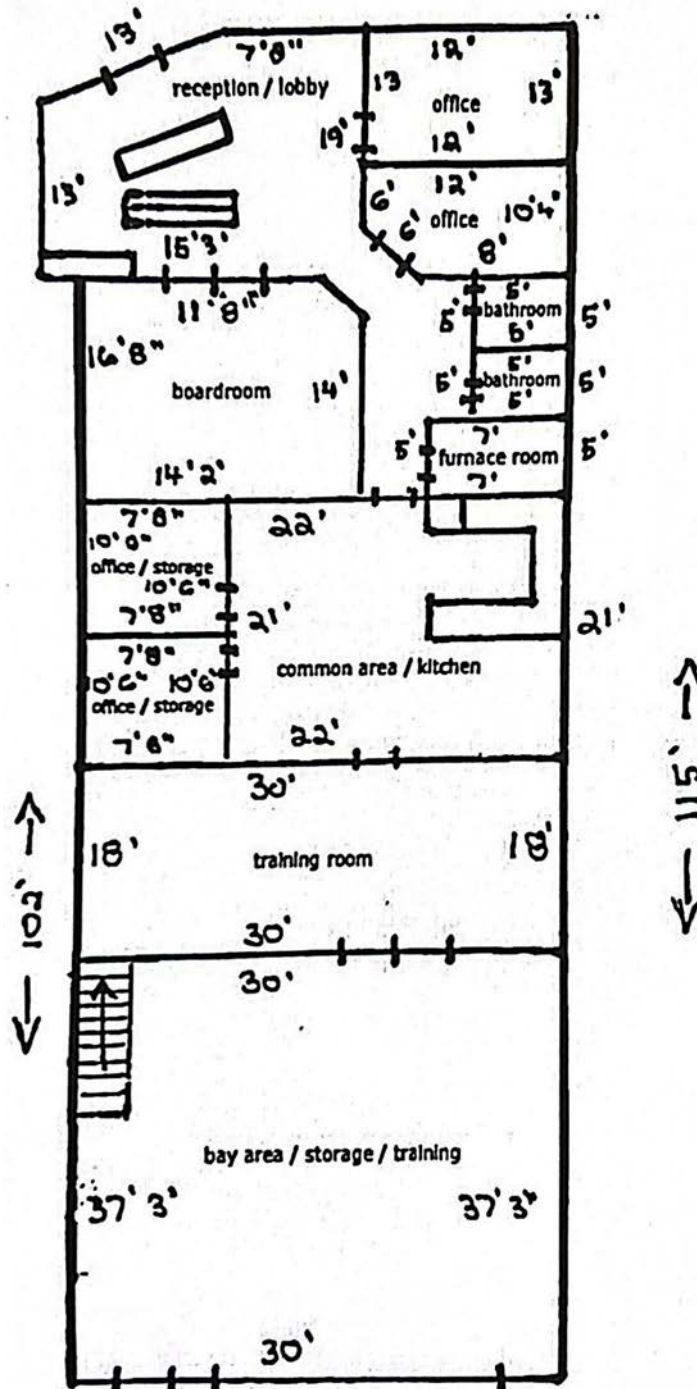
Office & Warehouse Spaces

LIZOTTE
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Unit 8

±3,500 SF

9147 39 Ave. NW Floor Plan Main Floor



All measurements are in feet and inches.

FOR LEASE

Office & Warehouse Spaces

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Property Information

Municipal Address: 9131/47 - 39 Avenue NW, Edmonton, AB

Size: **UNIT 4:** 2,900 Sq. Ft. (-/+)
UNIT 7: 3,600 Sq. Ft. (-/+)
UNIT 8: 3,500 Sq. Ft. (-/+) } *Can be combined

Zoning: Industrial Business Zone (IB)

Parking: Ample on site

Power: 200 Amp TBD

Heating: Furnace and overhead

Ceiling Height: 21'

Loading: 14'X10' Grade

Possession: Immediate/negotiable

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$6.00/Sq. Ft. (Estimated)

Contact

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