

SPACIOUS INDUSTRIAL BUILDING

Property Highlights

- Easy access to Sherwood Park FWY, 50 Street and 90 Ave
- Surrounded by long-established businesses
- Paved front parking and graveled yard
- Fenced and secured compound
- Video surveillance throughout the building and the yard
- · Multiple offices with open workspace in the main building
- Engineered concrete mezzanine in the warehouse
- Dual yard entrance
- Clear span warehouse with dual-stage sump







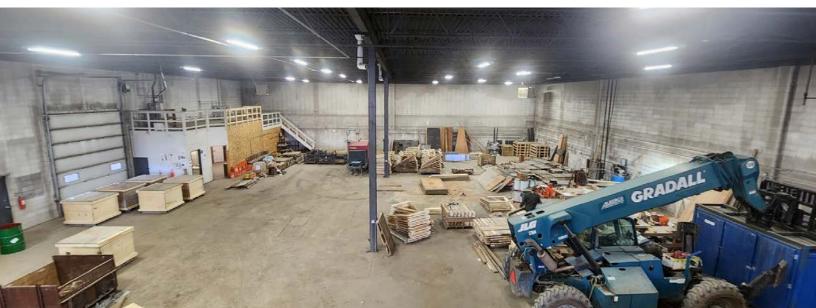


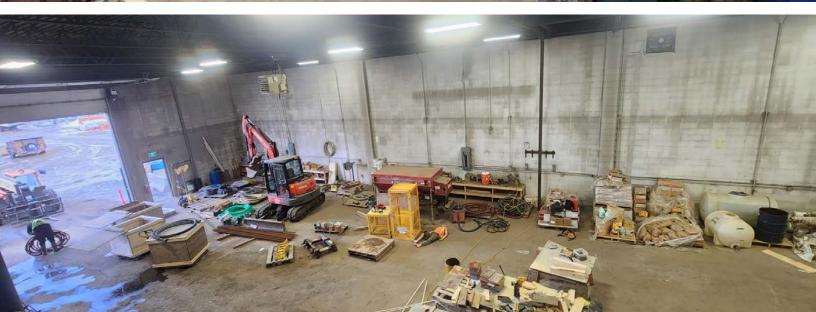
FOR LEASE

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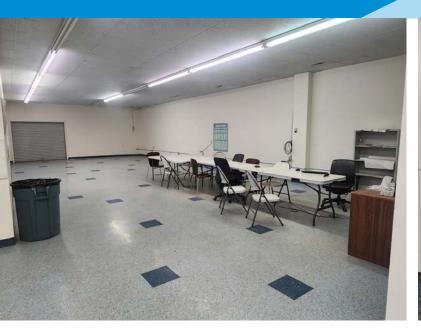




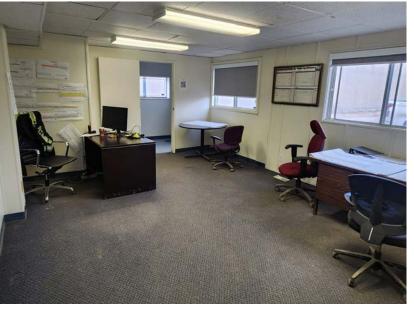
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Property Information

Municipal Address: 8921 - 50 Street NW, Edmonton, AB

Legal Address: Lot C, Block, Plan 3008MC

Building Size: 22,363 Sq. Ft. (+/-)

Lot Size: 3.99 Acres (+/-)

Zoning: Business Employment (BE)

Parking: Paved Parking

Power: 225 Amps X 2 / 240 Max Volts, 3 phase TBC

Ceiling Height: 23' 8" on Deck (20' clear)

Loading: Grade 16'X 20'

Grade 10'X 12' Grade 12'X 14'

Possession: Immediate/negotiable

Contact

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