

FOR LEASE

CROSSROADS BUSINESS PARK - BUILDING 1

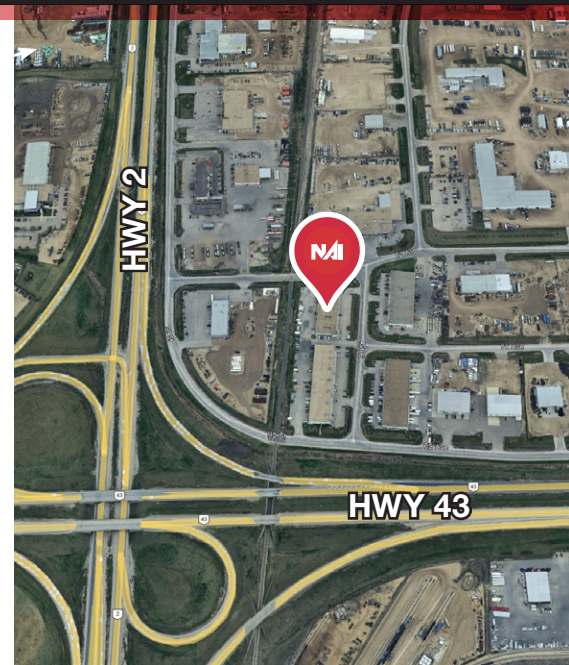
NAICommercial



7002 - 98 STREET | CLAIRMONT, AB | OFFICE/WAREHOUSE BAY

PROPERTY DESCRIPTION

- 3,015 sq.ft.± industrial bay available for lease
- Functional layout featuring a reception area, one (1) office, one (1) washroom, one (1) storage room, and a 29' x 84' warehouse area
- One (1) 12' x 16' overhead grade-loading door
- Available for immediate occupancy
- Prime Four Mile Corner location with direct access to Highway 43 and Highway 2, connecting businesses to major regional transportation routes
- Additional industrial bays available for lease in neighboring buildings



CONOR CLARKE
Senior Associate
780 720 7352
cclarke@naiedmonton.com

RYAN BROWN
Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

CHAD GRIFFITHS
Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

GREG DOBKO
RE/MAX Grande Prairie
780 831 7822
gdobko@gregdobko.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



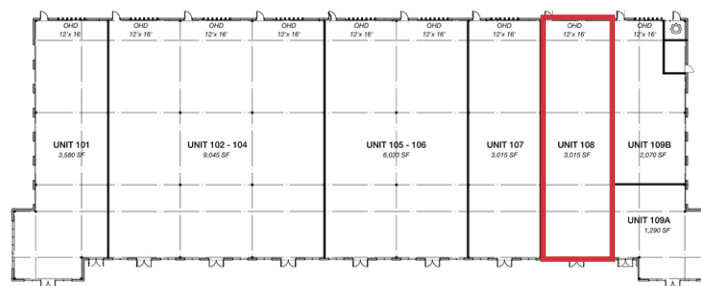
780 436 7410



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0424450 Block 4 Lot 1
AREA AVAILABLE	Unit 108: 3,015 sq.ft.±
AVAILABLE	Immediately
ZONING	RM-2 (Rural Medium Industrial & Highway Industrial)
YEAR BUILT	2004
CEILING HEIGHT	18' clear
POWER	200 amp, 3 phase per bay.
LIGHTING	LED
LOADING	16'x12' OH grade loading
PARKING	On-site
LEASE RATE	\$14.50/sq.ft./annum
OPERATING COSTS	\$6.42/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees

BUILDING 1
7002 - 98 STREET

UNIT 108

