

FOR LEASE

8 ACRES± LAND

NAI Commercial

**RATE
REDUCED!
NOW: \$0.90/SF**

1201 - 76 AVENUE | EDMONTON, AB | INDUSTRIAL YARD

PROPERTY DESCRIPTION

- 8 acre± industrial yard available for lease
- Fully fenced well compacted site
- Landlord would consider build to suit options
- Excellent location just off 17th Street with easy access to Sherwood Park Freeway, Whitemud and Anthony Henday

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NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	8 acres±
LEGAL DESCRIPTION	Plan 9720761 Block 1 Lot 14
ZONING	IM
AVAILABLE	30 days notice
LEASE TERM	3-10 years
NET LEASE RATE	\$1.00/sq.ft./annum \$0.90/sq.ft./annum
OPERATING COSTS	\$0.16/sq.ft./annum (2026) includes property taxes and insurance only

