

FOR LEASE

NAI Commercial

**SOUTHSIDE OFFICE/WAREHOUSE 4,830 SF±
PLUS YARD AREA (7,500 SF±)**



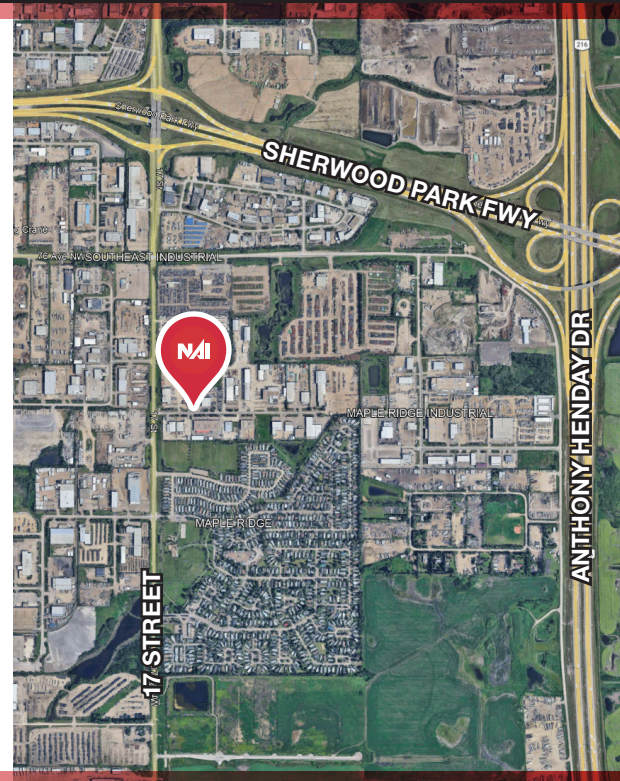
1650 - 70 AVENUE | EDMONTON, AB | PRIME OFFICE/WAREHOUSE PLUS YARD

PROPERTY DESCRIPTION

- **Configuration:** Main floor office includes dispatch/reception area with offices
- **Bonus space mezzanine** (1,300 sq.ft.) with offices and open storage area
- **Loading:** 16'x14' overhead grade loading door
- **Location:** Easy access to public transi, Whitemud Drive and Anthony Henday Drive
- **Storage Yard:** Approximately 7,500 sq.ft.± of storage yard available

VINCENZO CAPUTO

MBA, SIOR, Partner
780 436 7624
vcaputo@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	4,830 sq.ft.±
LEGAL DESCRIPTION	Plan 7920262 Blk 1 Lot 3
YEAR BUILT	1980
ZONING	IM (Medium Industrial)
OCCUPANCY	July 1, 2026
LOADING	(1) 16'x14' OH grade door with operator
POWER	3 phase (TBC by Tenant)
CEILING HEIGHT	18'
LIGHTING	LED
SUMP	Yes
NET LEASE RATE	\$13.50/sq.ft./annum
OPERATING COSTS	\$6.13/sq.ft./annum (2025) includes building insurance, common area maintenance, property management and property taxes
ADDITIONAL FEATURES	Craneway rails available (load capacity and certification to be confirmed by Tenant)

