



FOR LEASE

Free-standing Office & Warehouse

7140 67 Street, Edmonton

18,000 SF (+/-) on 1.62 Acres



AICRE
COMMERCIAL

FOR LEASE

7140 67 Street, Edmonton



Edmonton Warehouse & Office

AICRE is pleased to present for immediate lease this immaculate Freestanding Industrial shop with turn-key Office in the heart of Southeast Edmonton's Industrial market.

The 18,000 SF (+/-) facility will suit a wide range of uses including light manufacturing, logistics and packaging, construction, and general industrial services. The fully fenced and paved yard is ideal for equipment storage. 2 ingress / egress options and 7 drive-through bays combined with easy access to major roadways including 75th Street, 50th Street and the Sherwood Park Freeway enhance the efficiency of the property.

Ample paved parking and ETS bus transit stops (#2803) only metres from the door, the new Tenant and their team will be able to get to work as soon as the lease is signed.

Highlights:

- Well-maintained shop and office space
- Gated yard
- Paved yard and parking
- 7 Drive-through bays
- Ample surface parking
- Kitchen facilities
- Centrally located in heart of Edmonton's Southeast industrial market



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Property Specifications

Site Size:	1.62 Acres (+/-)
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Building Size:	18,000 SF (+/-)
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Office:	4,400 SF (+/-)
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Shop:	13,600 SF (+/-)
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A/C:	Yes
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Yard:	Paved, Fenced, & Gated
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Parking:	Ample Surface Parking
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Heat:	Forced Air & Radiant
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Power:	400 A / 600-347 V / 3 Ph (TBC by Tenant)
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Loading:	14 x 14' x 14' Grade Loading
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Ceiling Height:	16' 10"
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Clear Height:	15' 05"
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Sprinklered:	Yes
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Sump:	Yes
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Floor Drains:	Yes
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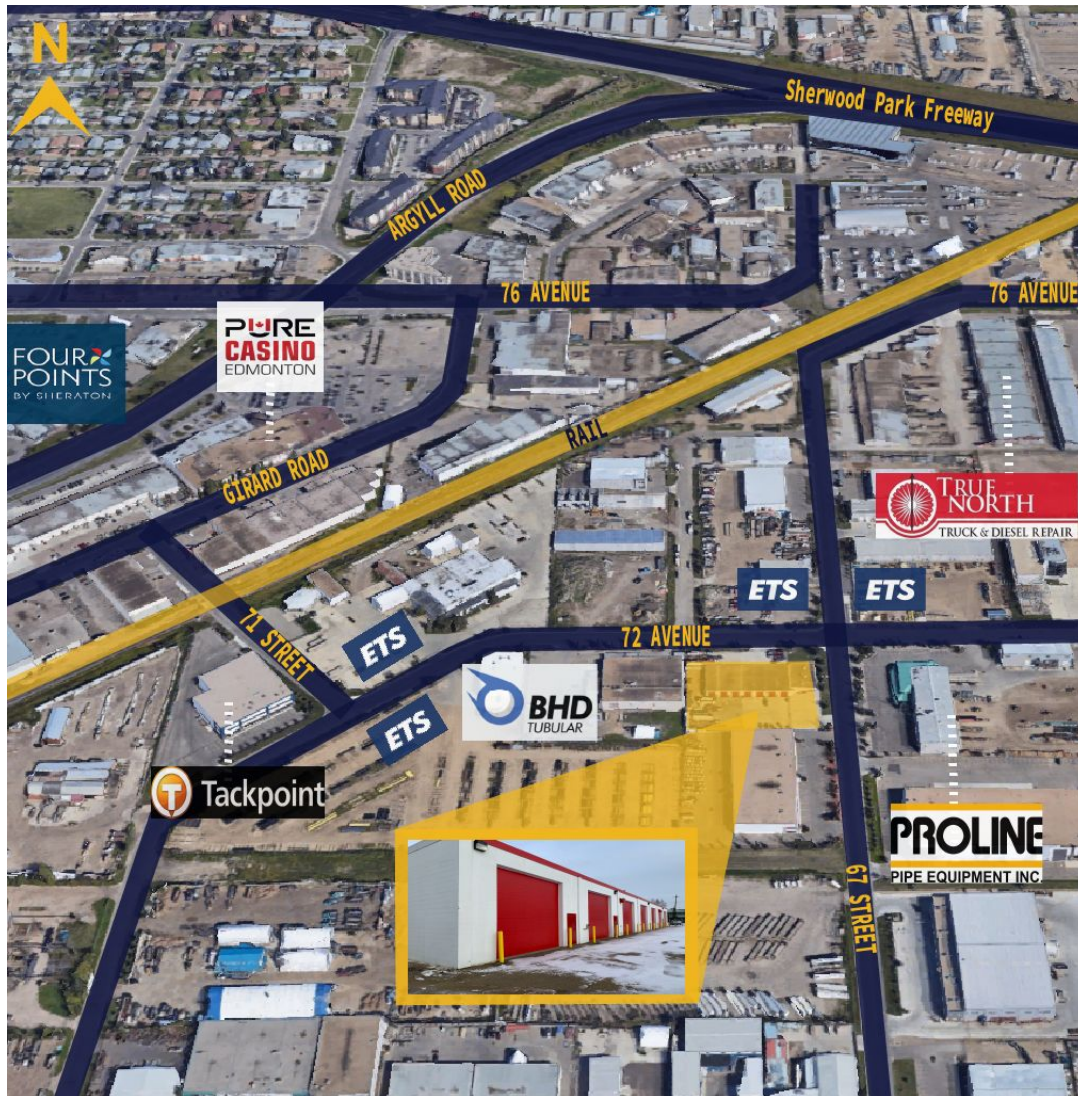
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Property Details

Address:	7140 67 Street, Edmonton
Legal:	Lot 5, Block 22, Plan 7720617
Zoning:	Medium Industrial Zone (IM)
Year Built:	1989
Lot Size:	1.62 Acres
Total Size:	18,000 SF (+/-)
Shop:	13,600 SF (+/-)
Office:	4,400 SF (+/-)
Possession:	Immediately
Property Tax:	\$71,178.59 (2021 Est TBC)
Lease Rate:	\$14.50 / SF

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