



FOR LEASE



INDUSTRIAL BAY

Bay 1, 5710 - 17th Street, Edmonton AB

PROPERTY HIGHLIGHTS

- 15,792 square feet of shop & office space
- Bridge cranes with large rear swing and 18' grade-door
- Secure fenced yard with excellent drainage & lighting
- Recent upgraded office space
- Additional ancillary buildings available for Lease
- Ample parking
- Heavy Power
- In close proximity access to Whitemud Drive, Anthony Henday Drive & Sherwood Park Freeway

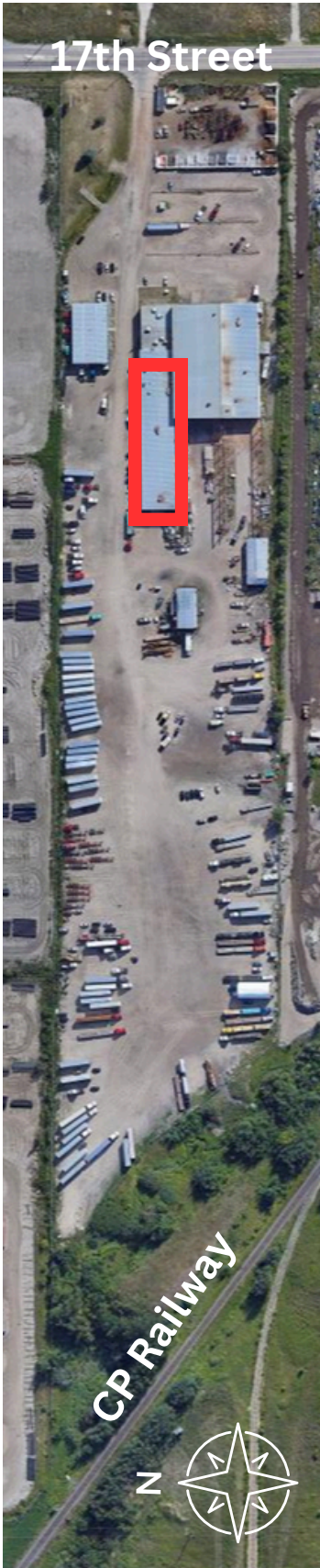


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FOR LEASE

BAY 1, 5710 - 17TH STREET, EDMONTON AB



PROPERTY DETAILS:

Total Available:	15,792 Sq. Ft.
Shop Size:	13,420 Sq. Ft.
Office Size:	2,372 Sq.Ft.
Yard Available:	1 - 4 Acres
Lease Rate:	Market
Property Taxes & Insurance:	\$3.20 psf
Zoning:	IM (Medium Industrial)
Bridge Cranes:	3x 5-Ton Bridge Cranes, 19.5' under-hook (tbc)
Grade Loading:	1 x 24' Swing Door, 1 x 18' Grade Door
Site Power:	Total 800amp @ 480

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