

FOR LEASE

ROSEDALE INDUSTRIAL

NAICommercial



9408 - 62 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 5,040 sq.ft.± office warehouse space
- Recently renovated
- 3 private offices
- Open work area
- Kitchenette
- LED Lighting throughout
- Additional 1,300 sq.ft. office mezzanine available



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ADDITIONAL INFORMATION

AREA AVAILABLE	5,040 sq.ft.±
LEGAL DESCRIPTION	Plan: 5155TR, Block: 4, Lot: 17B
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
POWER	100 Amp/3 Phase (TBC)
CEILING HEIGHT	20' clear
LOADING	Grade level 10' X 16'
NET LEASE RATE	Starting at \$11.00/sq.ft./annum
OPERATING COSTS	\$5.52/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, water, management and exterior maintenance.

