

FOR LEASE

DAVIES ROAD INDUSTRIAL BUILDING

NAICommercial



6120 DAVIES ROAD NW | EDMONTON, AB | DOCK & GRADE LOADING

PROPERTY DESCRIPTION

- 14,500 sq.ft.± on 2.5 acres± of land
- Dock & Grade Loading
- Heavy Power and two (2) overhead cranes
- Walking distance to the Davies LRT Station
- Close proximity to 50 Street, 75 Street and Whitemud Drive

CHAD GRIFFITHS

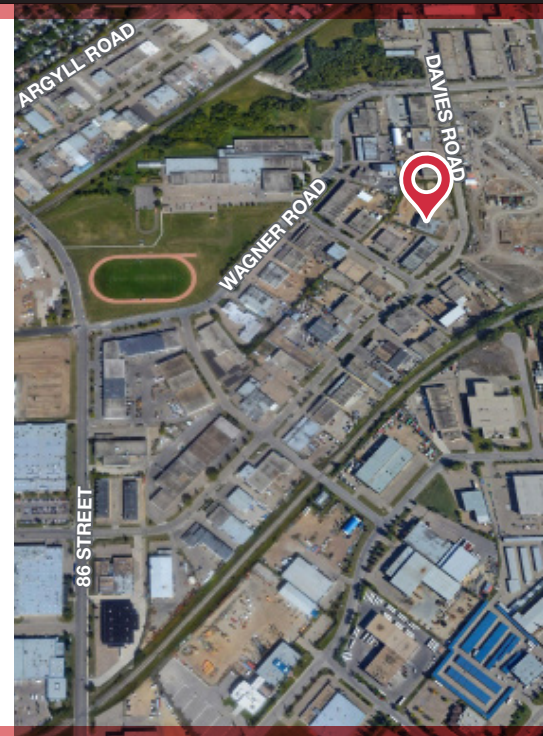
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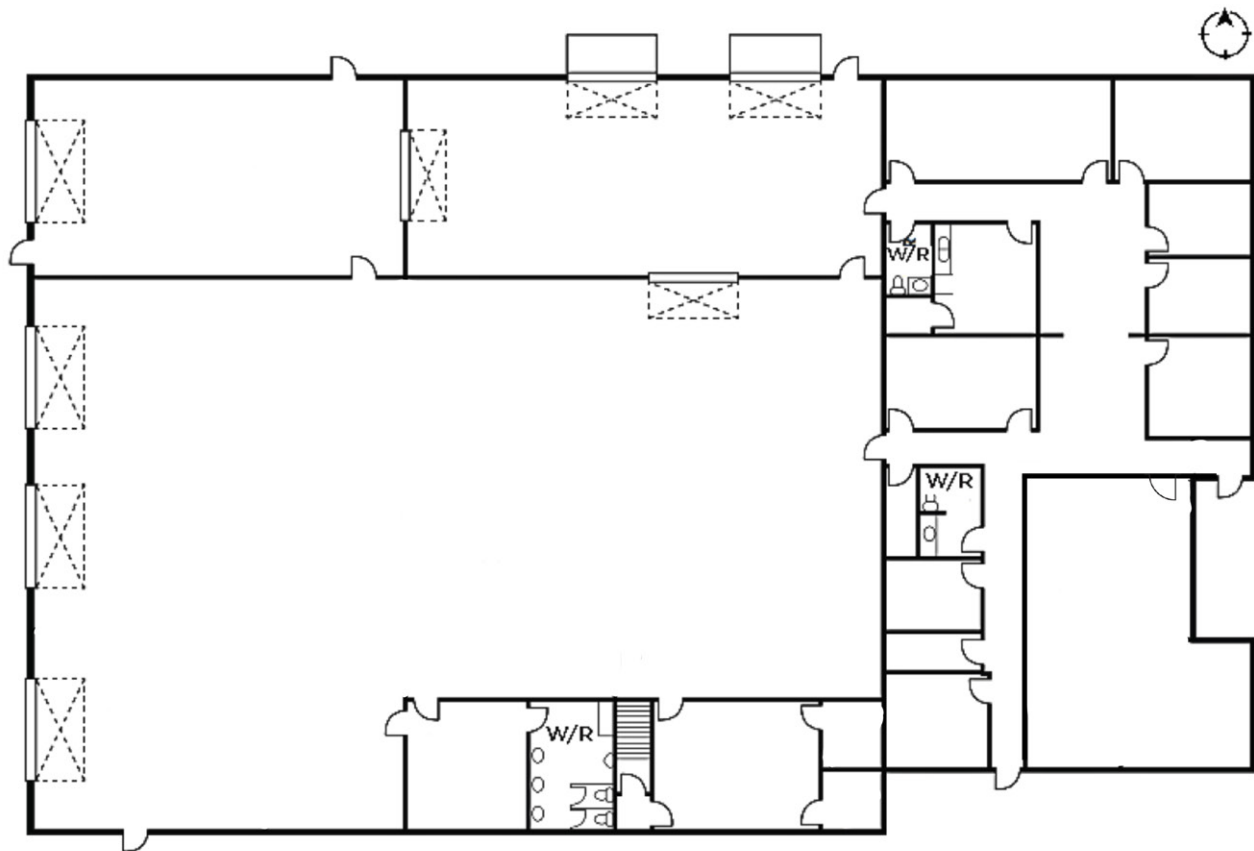
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ADDITIONAL INFORMATION

SIZE AVAILABLE	14,500 sq ft on 2.5 acres of land	PARKING	Private Parking On-Site
LEGAL DESCRIPTION	Plan 6214NY Block 19 Lot 10 & 11	LOADING	Dock w Leveler: (1) 9' x 12' OH Grade: (2) 12' x 10' OH Grade: (3) 14' x 20'
ZONING	IM - Medium Industrial	SITE/YARD SIZE	2.5 acres
YEAR BUILT	1979, addition in 1990	DRAINAGE	Two stage sump
CRANE	(1) Three Ton (3) Five Ton Bridge	LEASE TERM	3-10 years
CEILING HEIGHT	24' Clear (20' underhook)	NET LEASE RATE	\$18.00/sq.ft.annum
POWER	1600 amp, 600 volt, 3 phase power (TBC)	OPERATING COSTS	\$8.54/sq.ft./annum (2026) includes property tax, building insurance, common area maintenance and management fees
HEATING	Gas fired unit heaters & Radiant tube A/C in office		
LIGHTING	Fluorescent		



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

