

FOR LEASE

4035 101 STREET, EDMONTON, AB

±3,800 - 15,000 SQ. FT.



WAREHOUSE/PROCESSING AND OFFICE FACILITIES

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

CONTACT

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FOR LEASE

4035 101 STREET | NORTH BUILDING

North Building

Municipal Address: 4035 101 Street NW, Edmonton, AB

Size: Office ±2,298 Sq. Ft.

Shop ±20,923 Sq. Ft.

Total ±23,221 Sq. Ft.

Zoning: BE (Business Employment)

Parking: 6 surface stalls

Power: 2,000 Amp, 120/240 & 600 V *TBC by purchaser

Lighting: LED

Heating: Forced air

Ceiling Height: 22' clear

Loading: (1) 14' x 14' Grade, (1) 8' x 10' ramped to grade

Amenities: 6 production rooms, sampling room, locker room, lunch room, secure cage storage, cooler, and level 9 vault

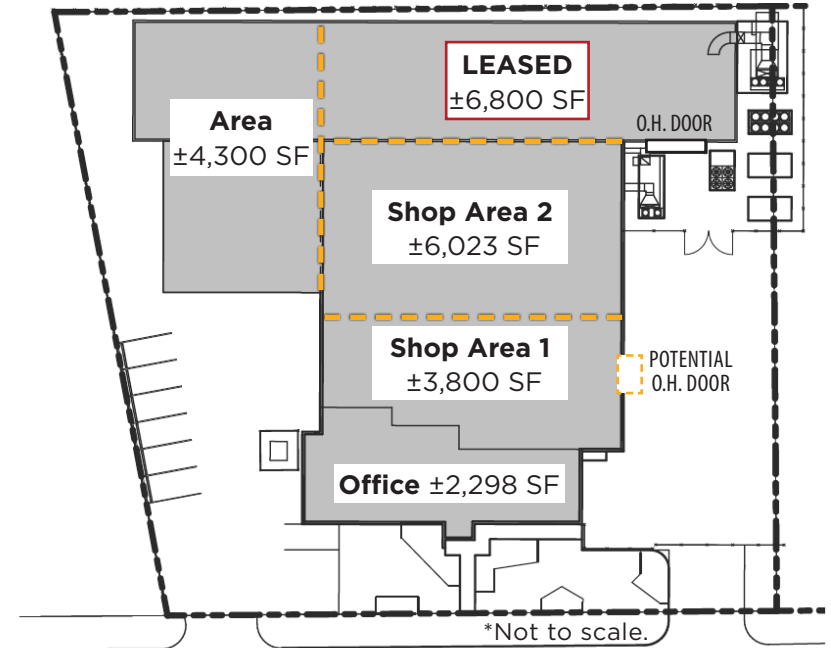


ADDITIONAL INFORMATION

- Turnkey food/pharmaceutical production facility
- The office portion has 4 offices, boardroom, washrooms, and open bullpen area
- Steel frame construction with metal skin
- Close to major roads such as Whitemud Drive, Gateway Blvd and Calgary Trail

Multiple Configurations *Demisable options

Floor Plan



Tenant Improvements Negotiable

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 4035 101 Street, Edmonton, AB

Available Sizes: ±6,023 SF | ±3,800 SF | ±4,300 SF
±2,298 SF | ±15,000 SF

Possession: Negotiable

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Lease Rate: 12.00/Sq. Ft.

OP Cost: \$5.50/Sq. Ft. TBC

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