

DRIVE THROUGH WAREHOUSE

FOR LEASE

NAI Commercial

DAVIES INDUSTRIAL BUILDINGS

6205 - 76 AVENUE, EDMONTON, AB



ED STENGER

Senior Associate

587 635 2483

estenger@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

PROPERTY HIGHLIGHTS

- Two buildings with total of 77,750 sq.ft. on 4.49 acres±
- Grade loading
- Heavy power
- Drive through bay
- Close proximity to 50 Street and Whitemud Drive
- Clear span

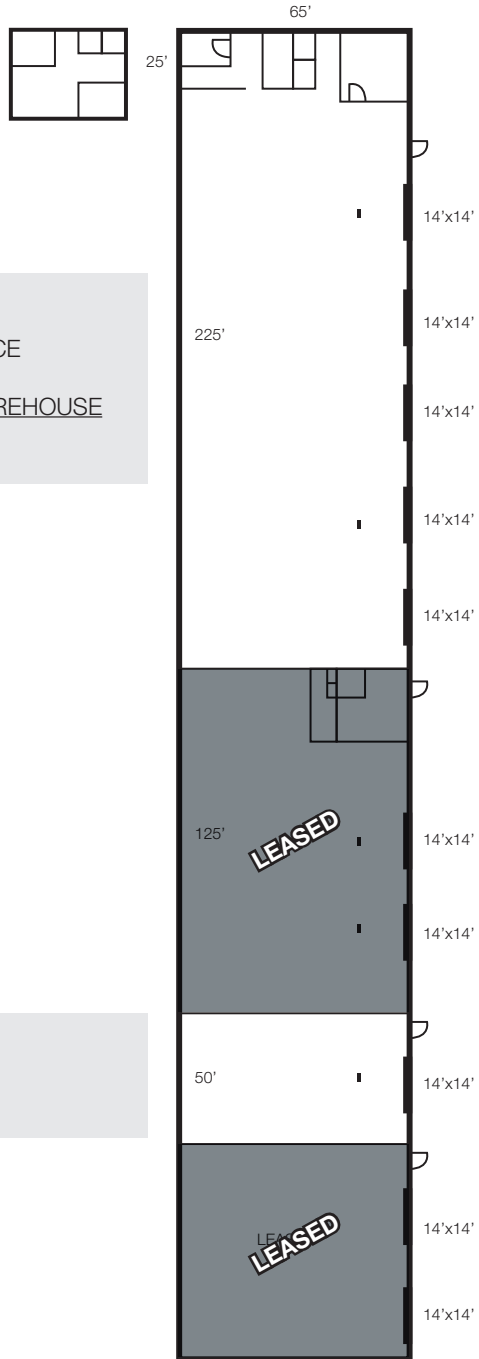


ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 1212KS Lot 1,2
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Davies Industrial East
YEAR BUILT	1995
CEILING HEIGHT	20' -22'
POWER	Heavy power (TBC)
HEATING	Gas fired unit heaters & radiant tube heaters
LIGHTING	LED
PARKING	Concrete parking on-site
LOADING	Numerous grade level
DRAINAGE	Two stage sumps
LEASE TERM	3-5 years
GROSS LEASE RATE	\$14.00/sq.ft./annum Includes the Tenant's proportionate share of property taxes, property maintenance, management fees, and building insurance. Tenant to pay increase in property taxes and insurance.

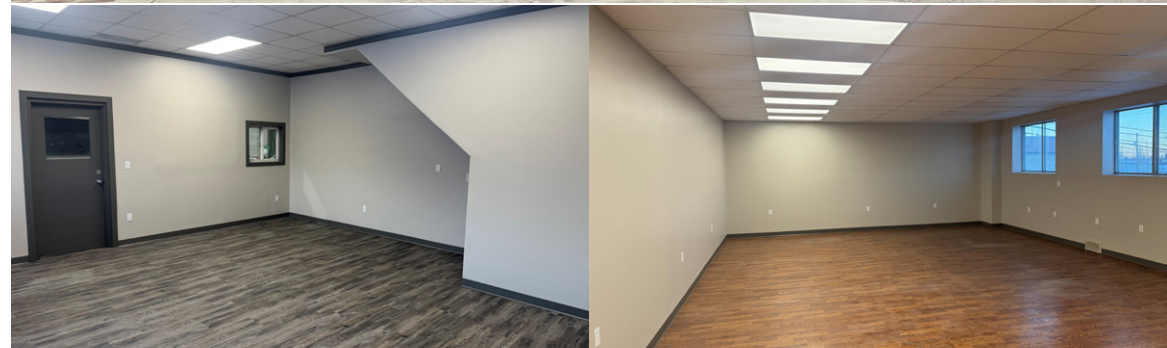


WEST BUILDING



6211 - 76 AVENUE
1,625 SF± MAIN FLOOR OFFICE
1,625 SF± UPSTAIRS OFFICE
14,625 SF± CLEAR SPAN WAREHOUSE
17,875 SF± TOTAL

6207 - 76 AVENUE
3,250 SF± WAREHOUSE



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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