

FOR LEASE

CORONET INDUSTRIAL

NAI Commercial



5815 - 97 STREET | EDMONTON, AB | WAREHOUSE/STORAGE SPACE

PROPERTY HIGHLIGHTS

- Prime southside location
- One (1) 12x14 grade loading door and one (1) 10x10 grade loading door
- Dedicated rear access with gated entrance
- High intensity LED lighting
- 1,500 sq.ft. paved back lot included
- Recently painted interior walls and ceiling

TANNER WORMALD

Associate
780 246 9543
twormald@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



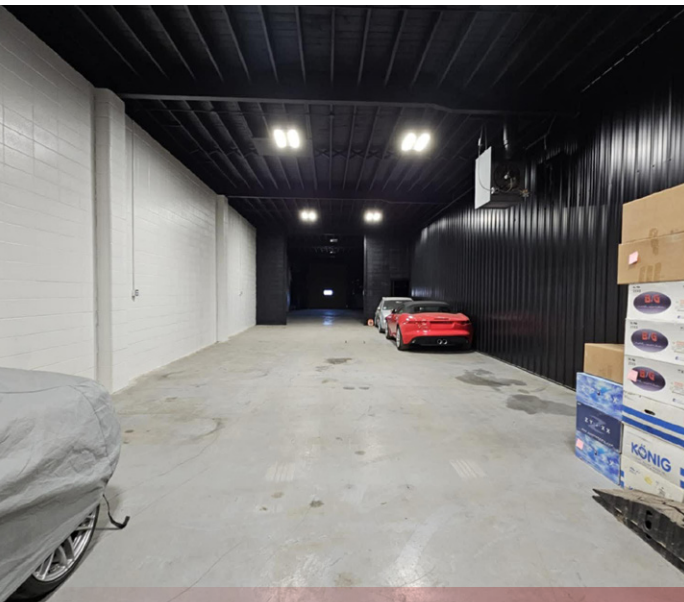
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	4,160 sq. ft. ±
LEGAL DESCRIPTION	Lot 5, Block 2, Plan 6123HW
ZONING	BE (Business Employment)
AVAILABLE	April 1, 2026
CEILING HEIGHT	14' clear
LOADING	One 12'x14' grade level One 10'x10' grade level
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	TBD
LEASE TERM	Negotiable

