

# FOR SUBLEASE

## CAPILANO INDUSTRIAL CENTRE

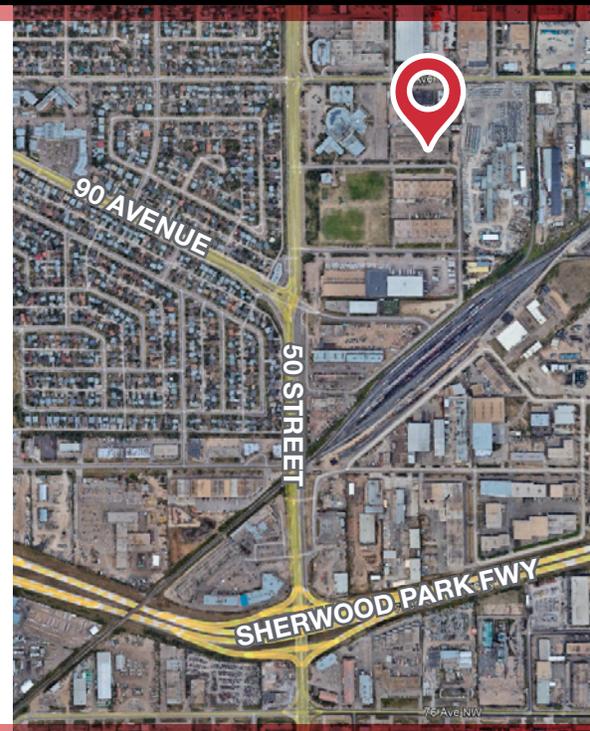
NAI Commercial



**4646 - 91 AVENUE | EDMONTON, AB | WAREHOUSE**

### PROPERTY DESCRIPTION

- Situated in Edmonton's Lambton Industrial area, the property is in close proximity to the Whitemud and Sherwood Park Freeway, with quick access to Anthony Henday Drive
- Double compartment sump, skylight and 21'± ceiling height in warehouse
- Fully sprinklered
- Double row parking
- Large receiving yard



#### CHAD SNOW

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### ADDITIONAL INFORMATION

AREA AVAILABLE	3,505 sq.ft.±
LOADING	12'x16' grade
ZONING	IM (Medium Industrial)
LEGAL DESCRIPTION	Plan 3597NY, Block 1, Lot 14
SUMP	Yes
SUBLEASE TERM	Until Sept 30, 2027 <i>*Longer term may be available. See agent for details</i>
NET RENTAL RATE	\$10.00 per sq.ft. until Sept 30, 2026 \$10.50 per sq.ft. from Oct 1, 2026 to Sept 30, 2027
OPERATING COSTS	\$5.75/sq.ft./annum (2025/26 estimate) Includes building insurance, property taxes, common area maintenance and management fees
POSSESSION	2-3 weeks notice

