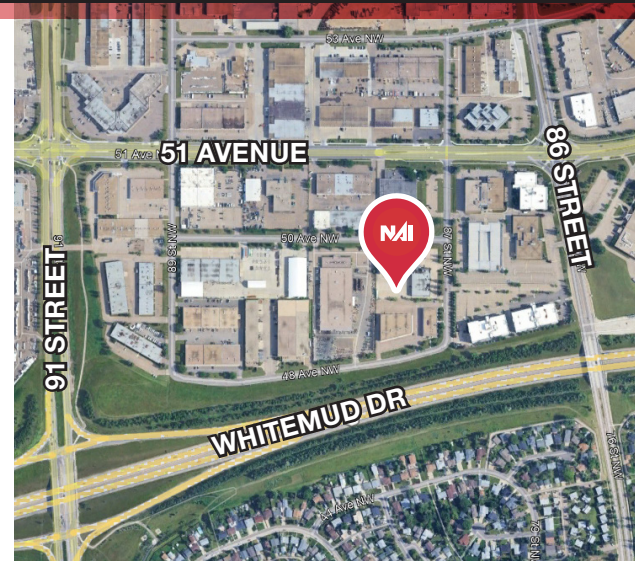




8715 - 50 AVENUE | EDMONTON, AB | INDUSTRIAL BAY

PROPERTY DESCRIPTION

- Opportunity to lease 10,920 sq.ft. south side industrial bay with 32'+ ceiling height and heavy power
- Shop equipped with multiple craneways and trench sumps
- Three (3) grade loading doors with the largest being 16' x 20'
- Large concrete common yard with drive thru access
- Easy access to 51st Ave, 91st Street and Anthony Henday



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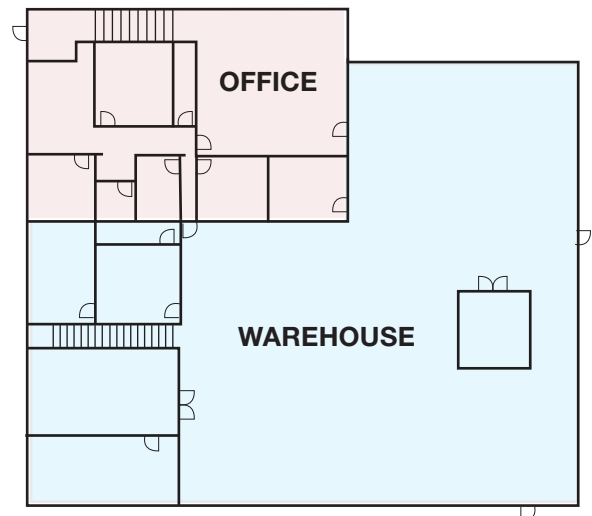
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	Main: 9,854 sq. ft. Second : 1,066 sq. ft. Total: 10,920 sq. ft.
LEGAL DESCRIPTION	Plan 8521039, Block 8, Lot 5B
AVAILABLE	September 1, 2026
ZONING	BE (Business Employment)
LOADING	Three grade doors: 16' x 20' 12' x 14' 10' x 10'
POWER	440 volt, 400 amp panel, 200 amp panel (to be verified)
CEILING HEIGHT	34'3" to deck in main portion of warehouse, although drops to 26'9" in a portion
CRANES	2 ton, 10 ton, plus jib cranes (to be confirmed)
NET LEASE RATE	\$12.00 per sq.ft. per annum net
OPERATING COSTS (2026 budget)	Main floor: \$7.06/sq.ft./annum Includes building insurance, property taxes, common area maintenance and management fees. Second floor: \$8.88/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, power and water)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

