





PROPERTY DETAILS

ADDRESS	7620 Yellowhead Trail, Edmonton (North Building)	
BUILDING SIZE	Office / Warehouse 8,00	0 SF
ZONING	Medium Industrial (IM)	
LOADING	(1) 10' x 14' (with potential of up	to 6)
POWER	400 A / 3 phase (TBC)	
CEILING HEIGHT	16'	
ASKING RATE	\$9.50/ SF + \$3.50/SF operating co	st
MONTHLY AMOUNT	Approx \$8,600 / month	

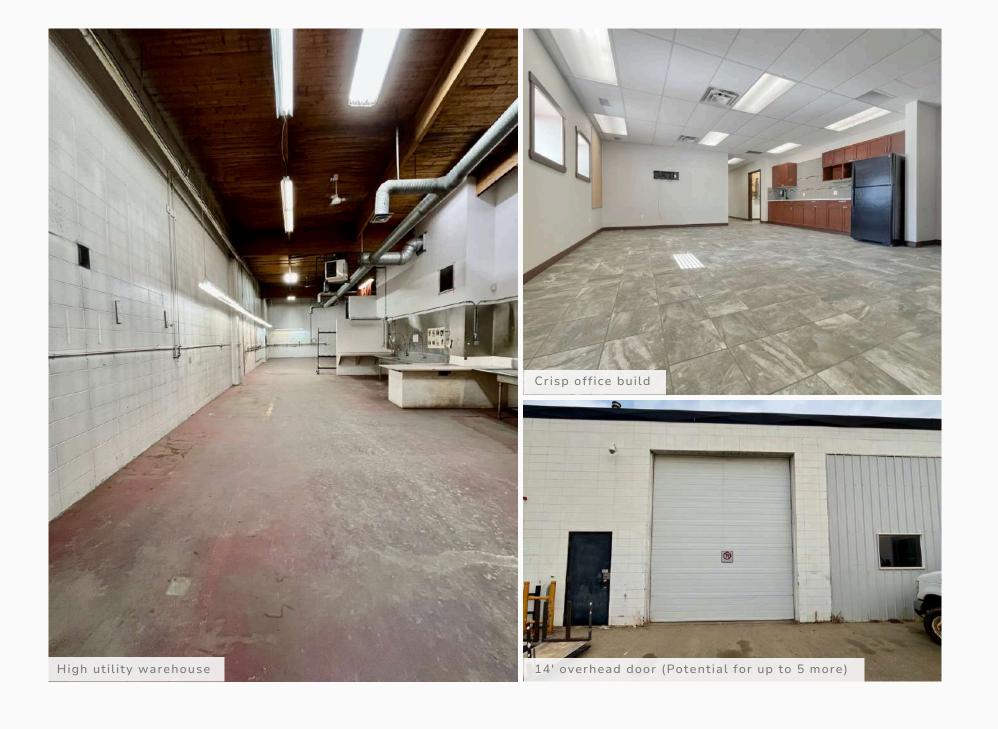
Do more with less. If your business craves operational efficiency, we found your warehouse dream fit.

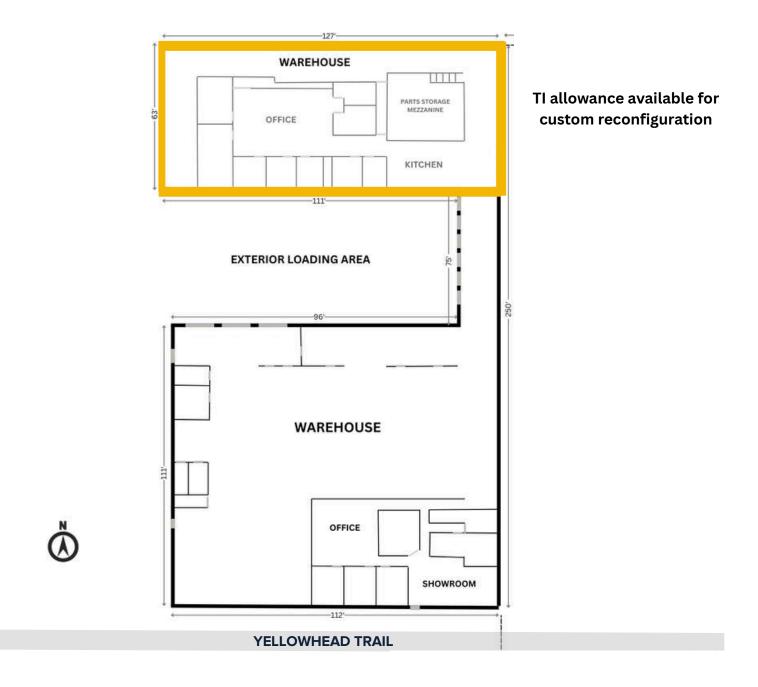
This 8,000 SF warehouse space is ready to follow your lead, with a tenant improvement allowance at your service.

With the potential for 6 overhead doors, signage exposure onto Yellowhead Trail, plus lean and mean operating costs, we want to put this space to work for your high output business.

FEATURES

- POTENTIAL FOR 6 OVERHEAD DOORS
- CUSTOMIZABLE WAREHOUSE LAYOUT
- TENANT IMPROVEMENT ALLOWANCE
- YELLOWHEAD TR SIGNAGE EXPOSURE







7620 YELLOWHEAD TR EDMONTON

8,000 SF WAREHOUSE
TENANT IMPROVEMENT ALLOWANCE AVAILABLE



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