

7620 YELLOWHEAD TR EDMONTON

8,000 SF WAREHOUSE FOR LEASE
TENANT IMPROVEMENT ALLOWANCE AVAILABLE



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PROPERTY DETAILS

ADDRESS	7620 Yellowhead Trail, Edmonton (North Building)	
BUILDING SIZE	Office / Warehouse	8,000 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 cost	
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.

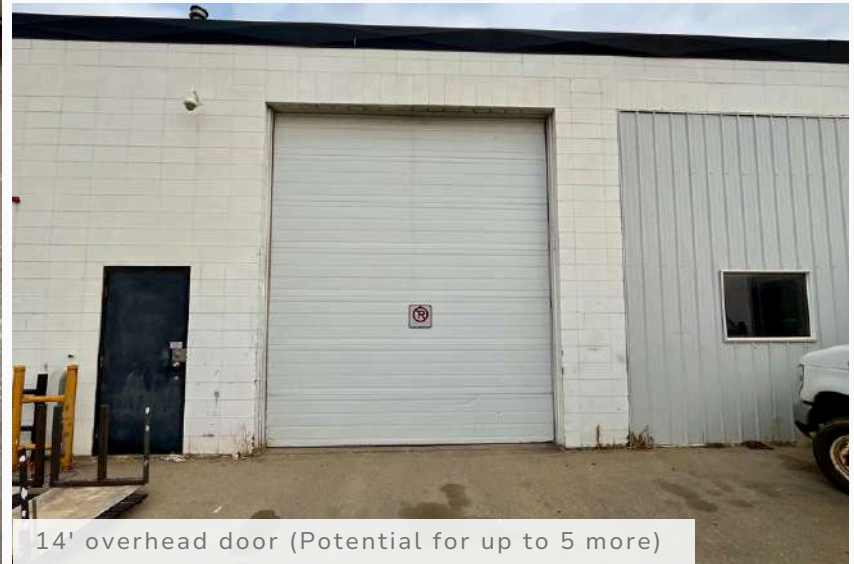
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| FEATURES | <ul style="list-style-type: none">• POTENTIAL FOR 6 OVERHEAD DOORS• CUSTOMIZABLE WAREHOUSE LAYOUT• TENANT IMPROVEMENT ALLOWANCE• YELLOWHEAD TR SIGNAGE EXPOSURE |
|----------|--|



High utility warehouse



Crisp office build



14' overhead door (Potential for up to 5 more)



TI allowance available for custom reconfiguration



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