

# FOR LEASE

## CROSSROADS BUSINESS PARK - BUILDING 3

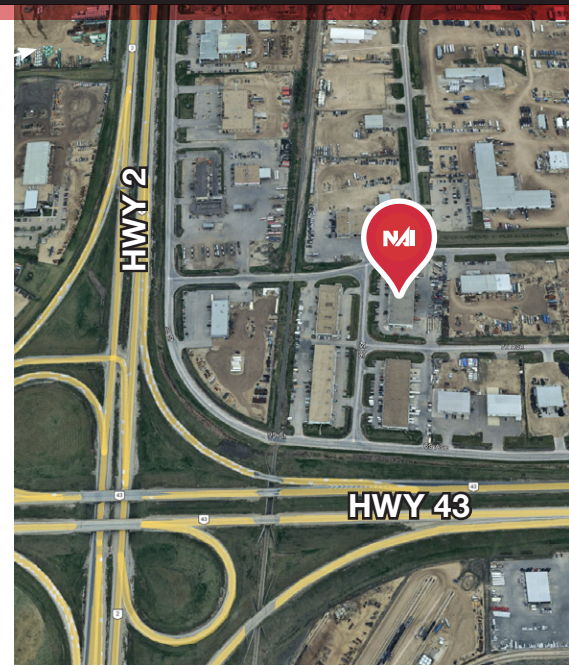
**NAI**Commercial



**7001 - 98 STREET | CLAIRMONT, AB | OFFICE/WAREHOUSE BAYS**

### PROPERTY DESCRIPTION

- 3,678 - 7,373 sq.ft.± industrial bays available for lease
- Functional layouts featuring three (3) offices, one (1) washroom, and an open warehouse bay
- One (1) 16' x 12' overhead grade-loading door per bay
- Secure fenced storage area located behind the building
- Available Immediately
- Prime Four Mile Corner location with direct access to Highway 43 and Highway 2, connecting businesses to major regional transportation routes
- Additional industrial bays available for lease in neighboring building



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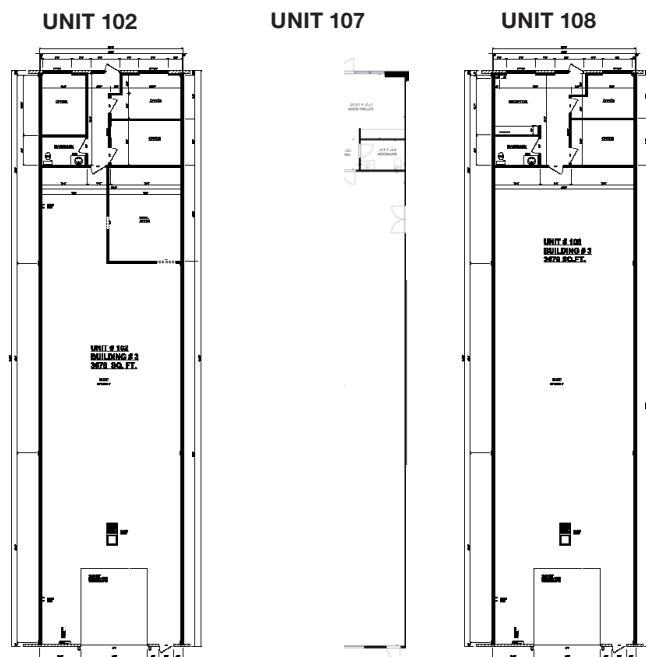
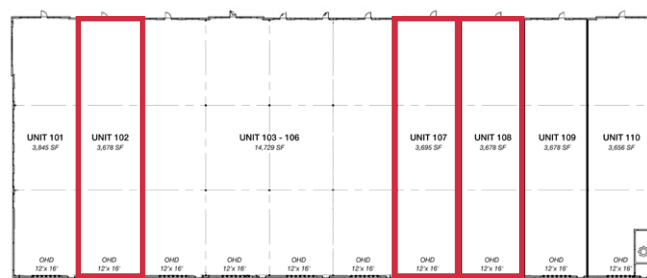
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## ADDITIONAL INFORMATION

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | Plan 0625502 Block 7 Lot 3A                                                                                              |
| AREAS AVAILABLE   | Unit 102: 3,678 sq.ft.±<br>Unit 107: 3,695 sq.ft.±<br>Unit 108: 3,678 sq.ft.±                                            |
| AVAILABLE         | Immediately                                                                                                              |
| ZONING            | RM-2 (Rural Medium Industrial & Highway Industrial)                                                                      |
| YEAR BUILT        | 2009                                                                                                                     |
| CEILING HEIGHT    | 22' clear                                                                                                                |
| POWER             | 200 amp 3 phase per bay                                                                                                  |
| LIGHTING          | LED                                                                                                                      |
| LOADING           | 16'x12' OH grade loading per bay                                                                                         |
| PARKING           | On-site                                                                                                                  |
| LEASE RATE        | \$14.50/sq.ft./annum                                                                                                     |
| OPERATING COSTS   | \$6.13/sq.ft./annum (2026 estimate) include common area maintenance, property tax building insurance and management fees |

BUILDING 3  
7001 - 98 STREET

FOR ILLUSTRATIVE PURPOSES AND FINAL FINISHINGS MAY VARY



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