FOR LEASE

WINTERBURN INDUSTRIAL LAND

NAI Commercial

20710 - 111 AVENUE | EDMONTON, AB | UP TO 4.5 ACRES

PROPERTY HIGHLIGHTS

- Improved 1.5 acre industrial lots available
- Compacted gravel/concrete (300mm/63mm concrete crush base; 75mm/20mm crush gravel topping) and 6 ft chain-link fence
- Best access to property via north east corner of 109 Avenue & 209 Street (northside)

CONOR CLARKE
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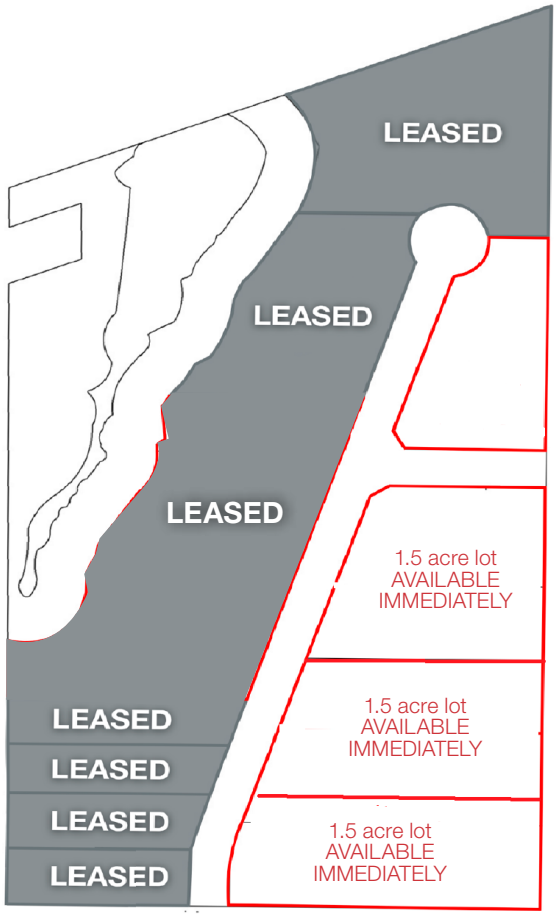
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

ADDITIONAL INFORMATION

SIZES AVAILABLE	(3) 1.5 acre lots
LEGAL DESCRIPTION	Lot E, Plan 1097RS
ZONING	FD - Future Urban Development Zone IM – Medium Industrial (rezoning in progress)
DISCRETIONARY USES	Minor Industrial Minor Industrial means a development used primarily for 1 or more of the following activities: • processing raw materials; • manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; • handling, storing, or shipping equipment, goods, and materials; • training, research and development laboratories; or • distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses. Any resulting Nuisance is less impactful than those permitted under the Major Industrial Use. Typical examples include: auto body repair and paint shops, Cannabis Production and Distribution, commercial recycling depots, contractor and construction services, equipment or vehicle repair and storage facilities, laboratories, landscaping centres, limo service, materials storage, research facilities, taxi service, truck yard, vehicle (truck, aircraft, mobile homes, etc.) and equipment sales and rentals, and warehouses.
AVAILABLE	Immediately
LEASE TERM	1-5 years
BASE RENT	$0.83/sq.ft. ($3,000/month/acre)
OPERATING COSTS	$0.10/sq.ft./annum



*FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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