

# INDUSTRIAL SPACE FOR LEASE

4629 - 92 Avenue | Edmonton | AB



## PROPERTY HIGHLIGHTS

- ✓ Size: 3600 - 7,200 SF
- ✓ **LEASE RATE** : starting at **\$12.00 SF**
- ✓ Free standing building on 1.61 acres
- ✓ Exposure to 92nd Avenue with quick access to Wayne Gretzky drive, Whitemud Drive and Anthony Henday Drive

# FOR LEASE

## BUILDING INFORMATION

LEGAL DESCRIPTION : Plan 1423717 Unit 2  
ZONING : IM (Medium Industrial)  
CONSTRUCTION : Concrete Pre-cast

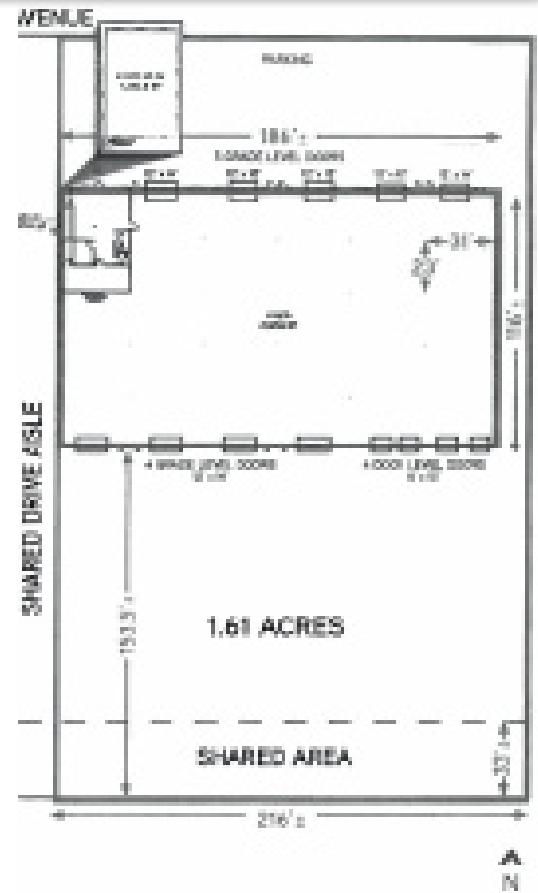
## WAREHOUSE INFORMATION

SIZE : 3,600 - 7,200 SF  
YARD : Fully paved  
CEILING HEIGHT : 22' clear span  
LOADING : (4) Grade doors  
SUMP : Single stage compartment sumps  
SITE AREA : 1.61 Acres  
POWER : 3 phase, 4 wire, 240 volt (ampage TBC)  
OPERATING COSTS : \$6.10 per sq. ft.



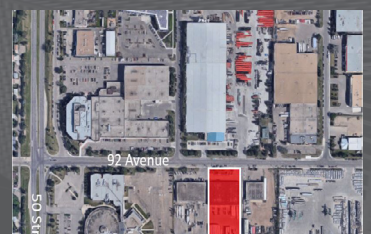


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For more information, please contact:

Dean Drysdale  
Vice President | Industrial Sales & Leasing  
T 780.953.4585  
E deandrysdale@gmail.com



5603 199 Street, Edmonton, AB T6M 0M8 780.429.1200 [www.CommercialYEG.ca](http://www.CommercialYEG.ca)