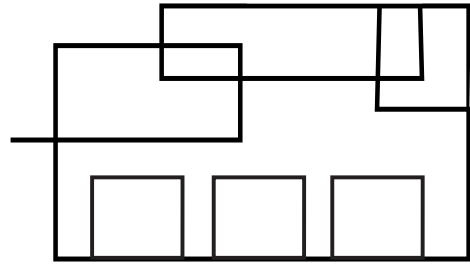


FOR LEASE

WAREHOUSE AND OFFICE SPACE

9930 - 78 AVENUE | EDMONTON, ALBERTA



Lease Rate **\$9.00 PSF**
Op. Costs **TBC**



FLEXIBLE LAYOUT WITH CUSTOMIZATION POTENTIAL TO SUIT YOUR OPERATIONAL NEEDS
EXCELLENT LOCATION WITH QUICK ACCESS TO MAJOR ARTERIES AND TRANSIT ROUTE

Up to 15,150 SF of warehouse space: Shell/open-concept layout ready for your custom buildout

3,040 SF of office space: Includes both main and second floor areas, also in shell condition

IM zoning: Accommodates a variety of industrial and commercial uses

2 dock loading doors: One with ramp-to-grade for enhanced accessibility

Ideal location: Situated on the same street at Bent Stick Brewery and Shiddy's Distillery

Darren Hildebrand, BPE
Senior Associate | Commercial Sales & Leasing
P: 780 710 7292 E: darren@hcrgroup.ca

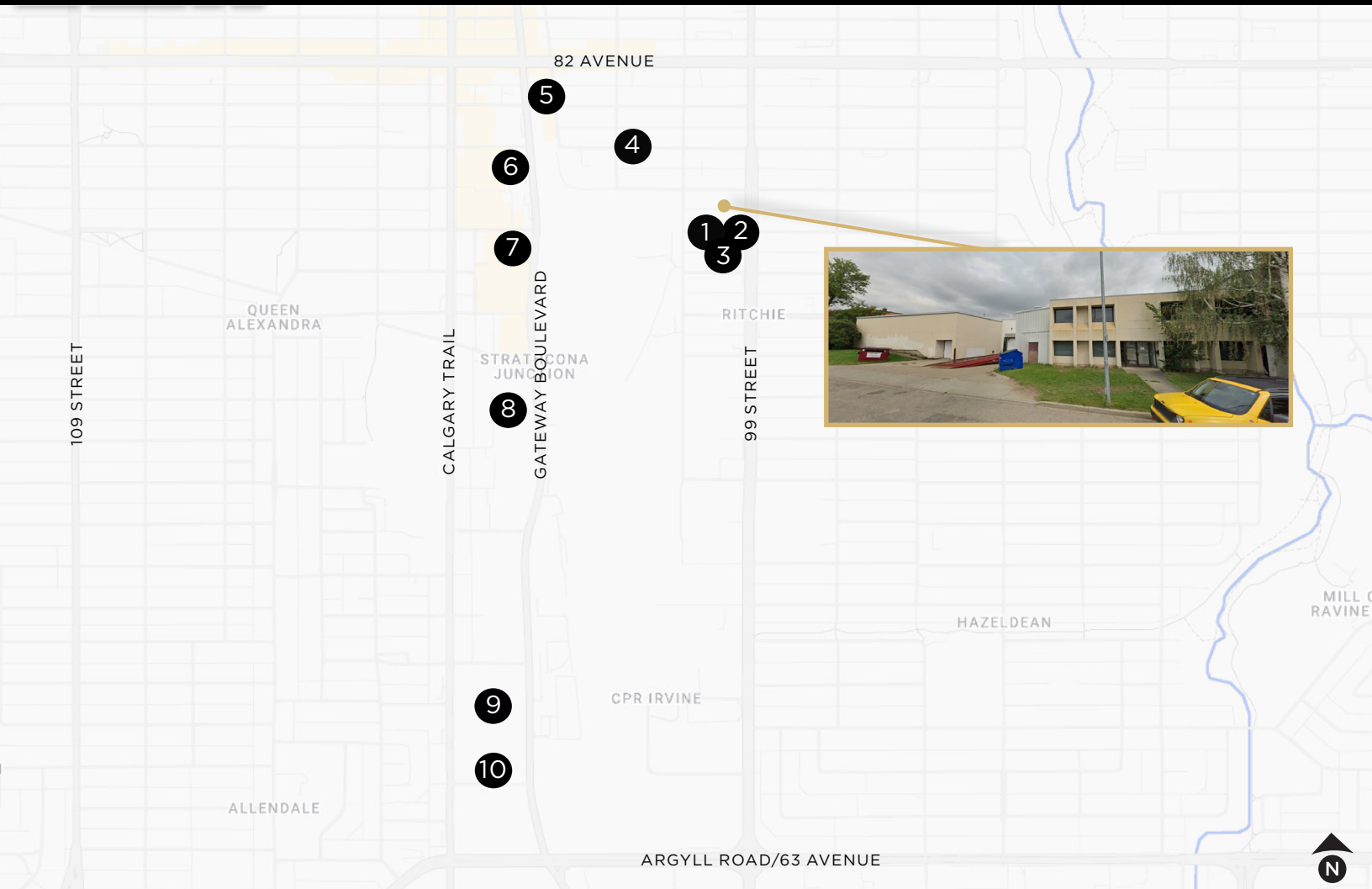
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FOR LEASE | 99 STREET WAREHOUSE & OFFICE SPACE



FOR LEASE | 99 STREET WAREHOUSE & OFFICE SPACE



DRIVE TIMES

99 Street	1 Minute
Whitemud Drive	8 Minutes
Downtown Edmonton	15 Minutes
Anthony Henday Drive	20 Minutes

NEARBY AMENITIES

- | | |
|----------------------------|----------------------|
| 1. Bent Stick Brewing | 6. McDonald's |
| 2. Shiddy's Distillery | 7. Tim Hortons |
| 3. Blind Enthusiam Brewing | 8. NAIT South Campus |
| 4. ACE Coffee Roasters | 9. The Home Depot |
| 5. MKT Fresh Food | 10. Staples |

MUNICIPAL ADDRESS

9930 - 78 Avenue Edmonton, Alberta

AVAILABLE SIZE

± 15,150 SF Warehouse
± 3,040 SF Office

ZONING

IM - Medium Industrial ①

CEILING HEIGHT

14' - 17' Warehouse

LOADING

(1) Dock and (1) Ramp to Grade

POWER

Single Phase [LL will upgrade, if needed]

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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