

# CONCORDE CENTRE

25-35 Chisholm Ave, St. Albert Alberta

## 1,700 Sqft and up Available



**NEWLY REMODELED: Multi-Use:** Flex/Warehouse-Office building, conveniently located in Campbell Park, on Chisholm Avenue in North Edmonton, easy & direct access to Anthony Henday (north ring road), Concorde Centre offers 24ft high ceilings, incentives, and introductory rates as low as \$5.00 per sqft.



### Building Information:

**Construction:** Insulated concrete blocks, steel ceiling deck with SBS roof, highly insulated, floor drain sumps in place, with concrete and asphalt surface parking

**Overhead Doors:** 16 ft x 16 ft

**Ceiling Height:** up to 24'

**Lighting:** High Efficient LED lighting

**Power Supply:** 3 Phase power with 100-600A service

**Heating:** Mix of Rooftop HVAC system and Radiant heating units and Unit heaters



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