

FOR LEASE
CERTIFIED BUSINESS PARK
BUILDING 1

4316 Savaryn Drive, Edmonton, AB



CUSHMAN & WAKEFIELD
Edmonton
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THE OPPORTUNITY

- Near major arterial roads
- Desirable Southwest Edmonton location
- 16,655 SF of office space and clean, well-maintained warehouse available
- Grade and dock loading
- Office furnishings and racking available
- State of the art facility with retail style glazing and entry, located in Ellerslie Gateway Business Park
- Immediate Occupancy



PROPERTY DETAILS

MUNICIPAL ADDRESS

4316 Savaryn Drive, Edmonton, AB

LEGAL DESCRIPTION

Lot 48, Block 1, Plan 0729580

ZONING

EIB - Ellerslie Industrial Business Zone

NEIGHBOURHOOD

Summerside

PREMISES SIZE

16,655 SF

BUILT

2016

CLEAR HEIGHT

28' Clear

LOADING

Grade (1 - 12' x 14')

Dock (1 - 10' x 10')

POWER

3 Phase, 400 Amp, 120/208

(To be verified by Tenant)

LIGHTING

LED

HEATING

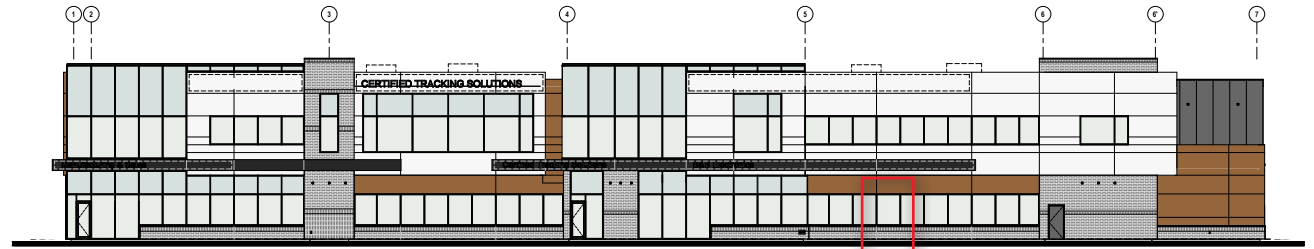
Forced Air

LEASE RATE

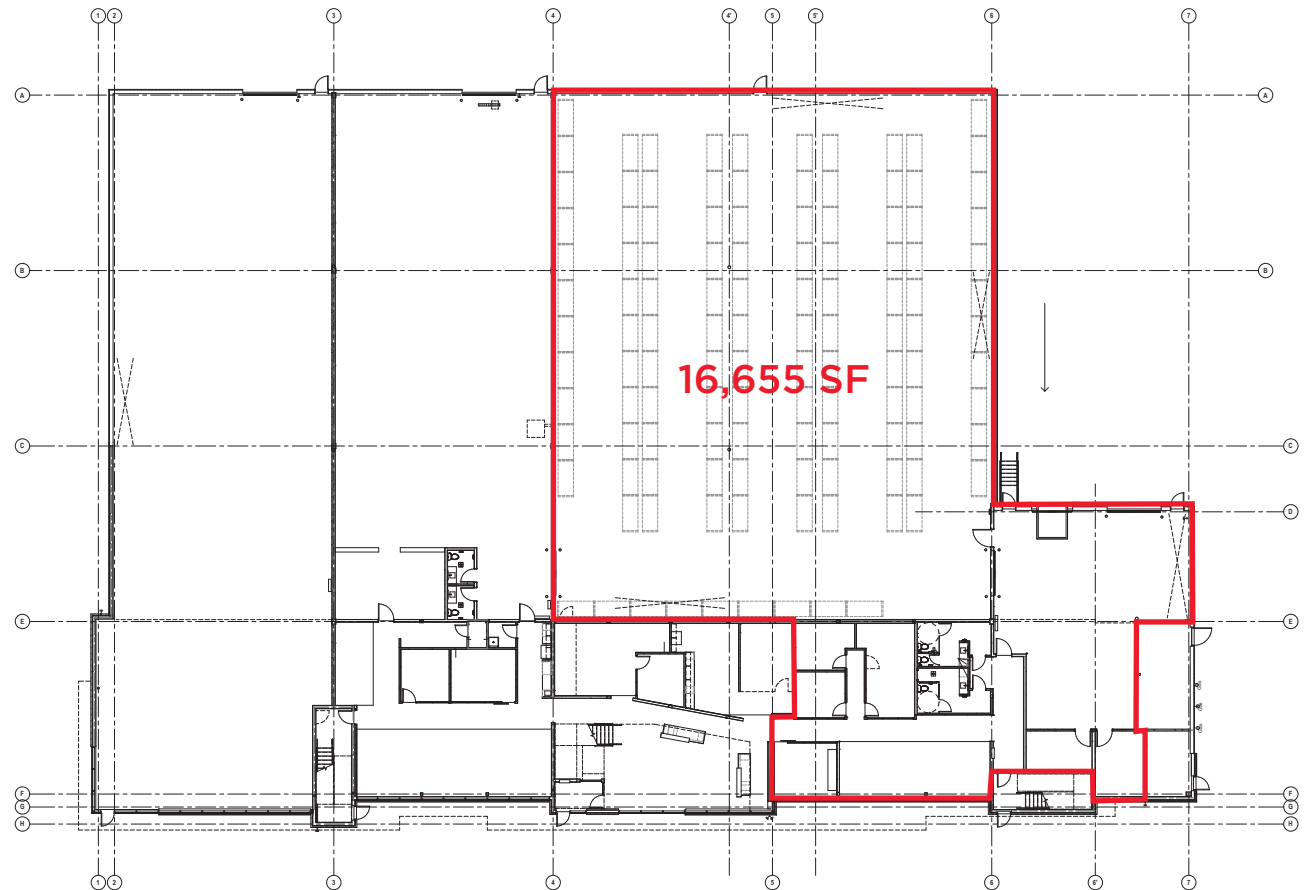
From \$12.00 per SF

OPERATING COSTS

\$5.75 per SF



NEW ENTRANCE TO
BE CONSTRUCTED





POTENTIAL FOR ADDITIONAL
GRADE DOORS



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