

**AVISON
YOUNG**

For Sublease High-Capacity Fabrication Facility

7310 99th Street, Edmonton, AB



Unique Opportunity Includes 200-Ton Lifting Capacity

**Get more
information**

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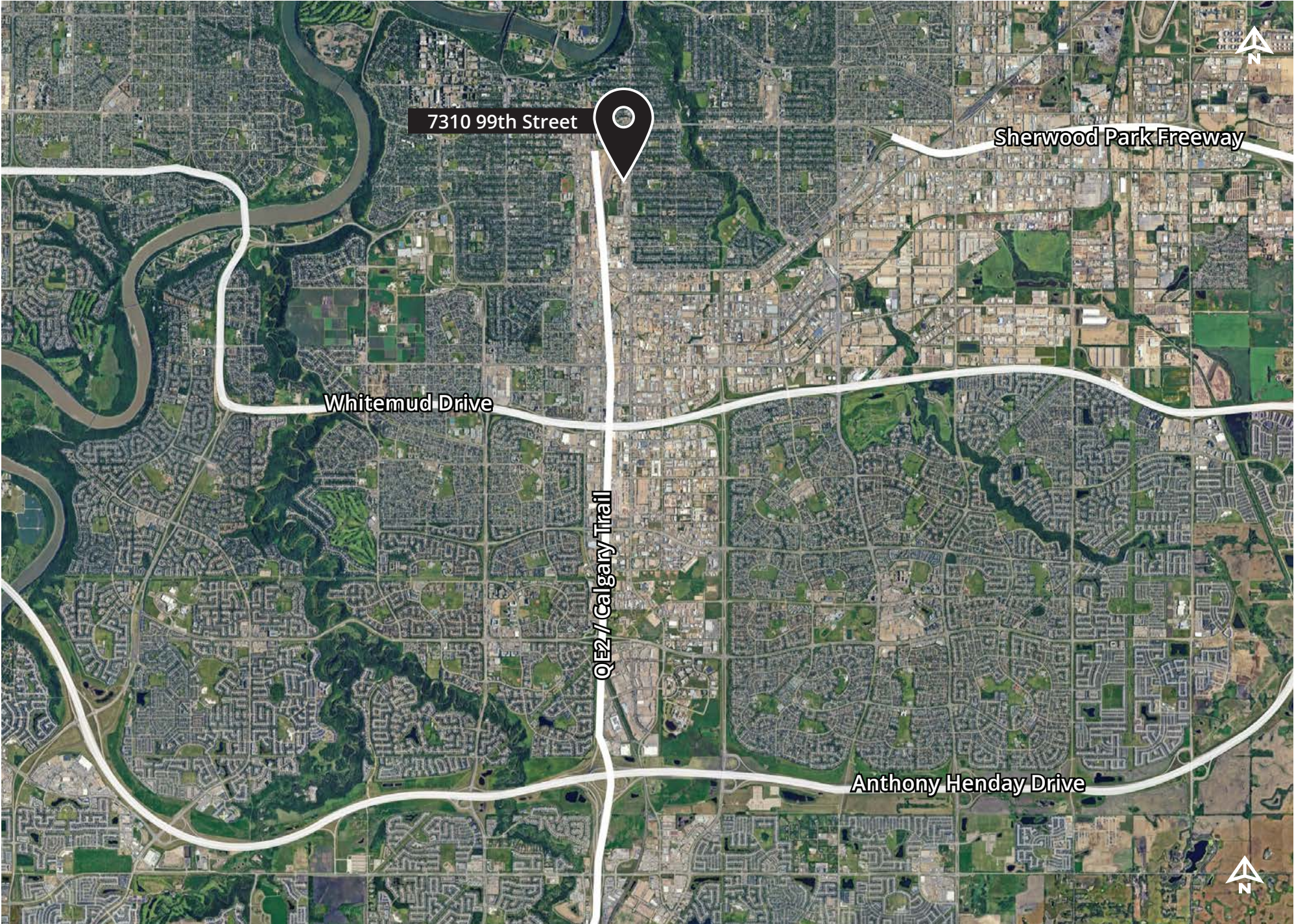
Site Specifications

Address:	7310 99th Street, Edmonton, Alberta
Legal Address:	A portion of Plan 5064HW; Lot A
Zoning:	IM - Medium Industrial
Site Size:	2.00 acres
Bay Size:	15,050 square feet clear span bay
Ceiling Height:	46' under truss 31' underhook
Loading:	3 x grade doors
Office Improvements:	Lunchroom, washroom, locker room, two private offices
Shop Improvements:	200-ton lifting capacity Exterior craneway 1,200 amp/600 volt power (TBC by Subtenant) Make-up air
Availability:	30-days notice
Sublease Term:	Up to two years
Operating Costs (2025):	TBC
Sublease Rate:	\$15.50 PSF, net

Offering highlights include:

- High watermark for lifting capacity in Edmonton
- Clear span bay with oversize grade door
- 70'x215' bay dimensions
- Fully improved facility
- Radiant tube heating
- Exterior craneway







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