



FOR LEASE

# Northrail Building

2107 - 64 Ave, Edmonton, AB



Lease Rate Starting at \$6.95/SF

CLICK TO VIEW 360 TOUR

For more information:

**David St. Cyr**

Principal

+1 780 964 4601

david.stcyr@avisonyoung.com

**Bryce Williamson**

Principal

+1 587 984 6199

bryce.williamson@avisonyoung.com

**Katherine Koebel**

Client Services Coordinator

+1 587 315 0891

katherine.koebel@avisonyoung.com

**AVISON  
YOUNG**

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## Property description

Excellent access to major transportation routes including Whitemud Drive, Sherwood Park Freeway and Anthony Henday Drive.



Rail Loading



Dock & Grade Loading



ESFR Sprinkler System



Parking area to spot trailers

## Offering summary

Municipal Address: 2107 - 64 Ave, Edmonton, AB

Available Area: 1,500 sf Office  
28,263 sf Warehouse  
**30,123 sf Total**

Fire Suppression: Fully Sprinklered (ESFR)

Zoning: IM - Medium Industrial

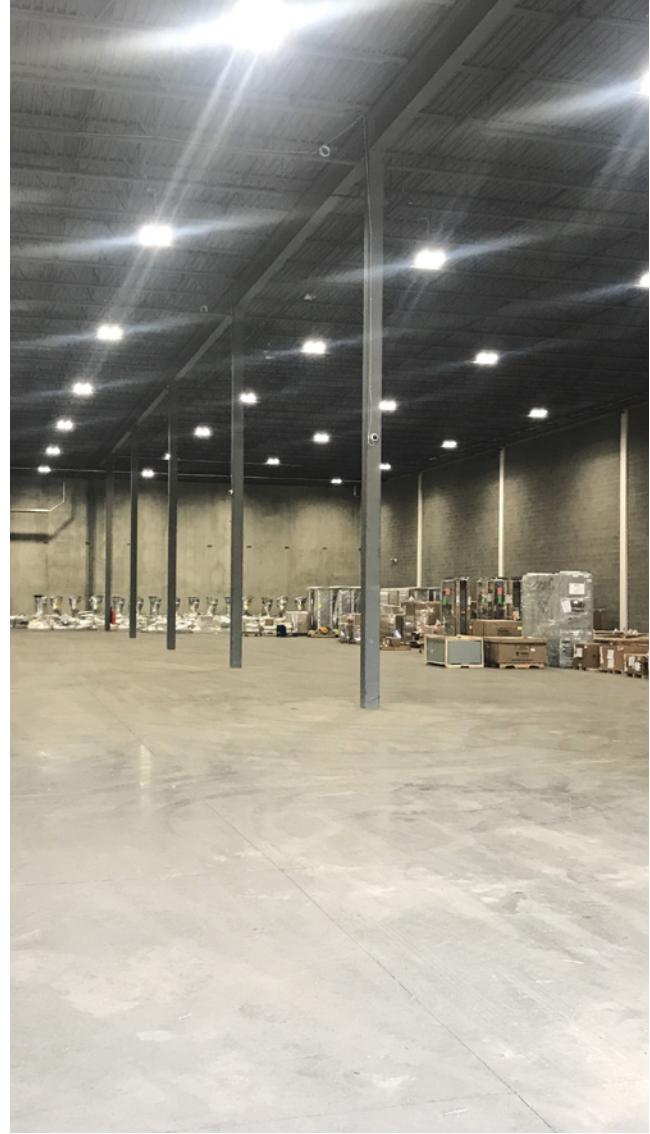
Loading: Dock (3 - 8' x 10')  
Ramped Grade (1 - 12' x 14')  
Rail Loading (1 - 8' x 10')

Ceiling: 28' clear

Power: A(400) V(600) 3 Phase 4 wire

Operating Costs: \$5.97/SF (2025)

**Reduced  
Lease Rate:** **From \$6.95/SF**



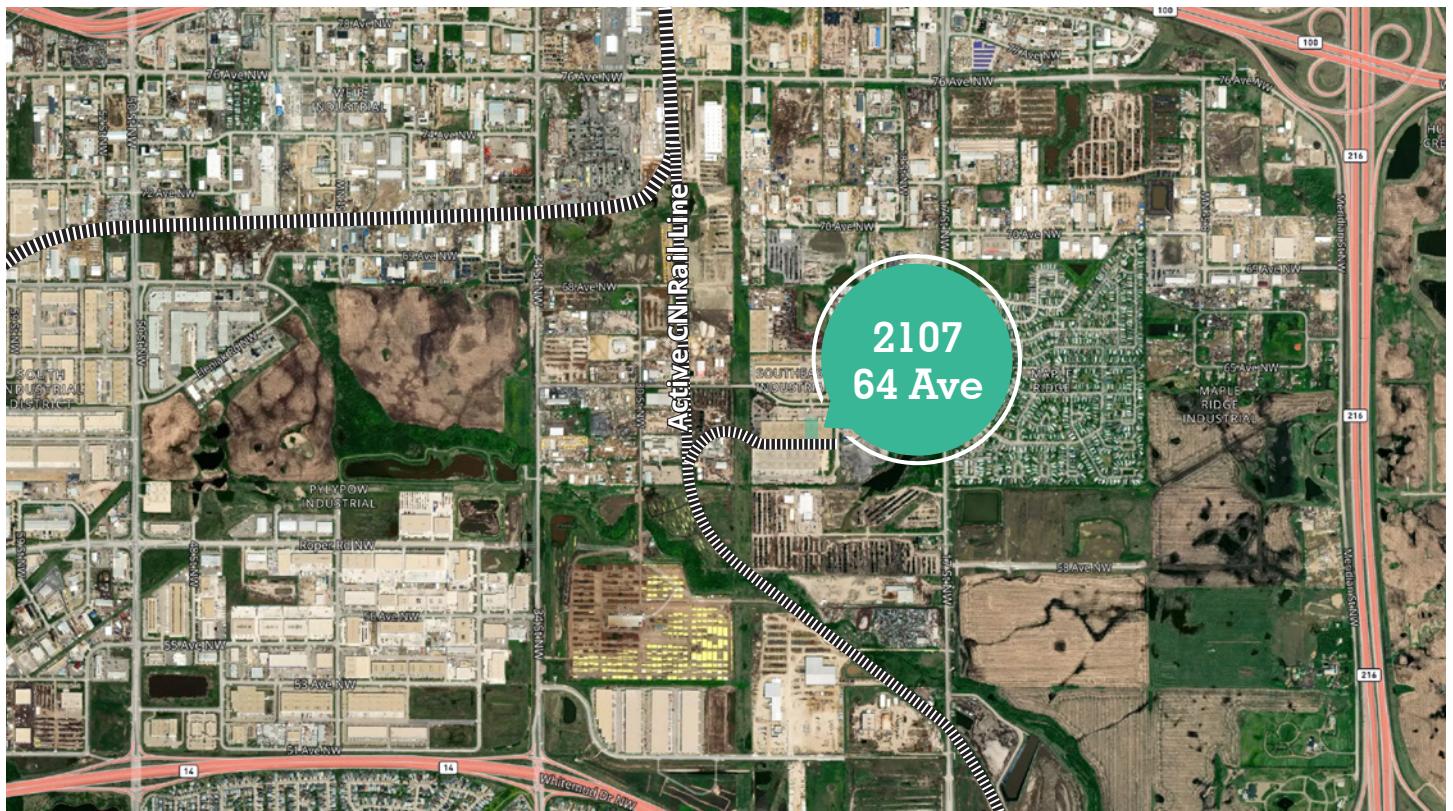


## Drive Times

- 4 mins** Whitemud Drive
- 5 mins** Sherwood Park Fwy
- 6 mins** Anthony Henday Dr

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## Direct access to CN Rail Line





# Let's talk.

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