



FOR LEASE

Northrail Building

2107 - 64 Ave, Edmonton, AB



Lease Rate Starting at \$6.95/SF

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For more information:

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Northrail Building

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

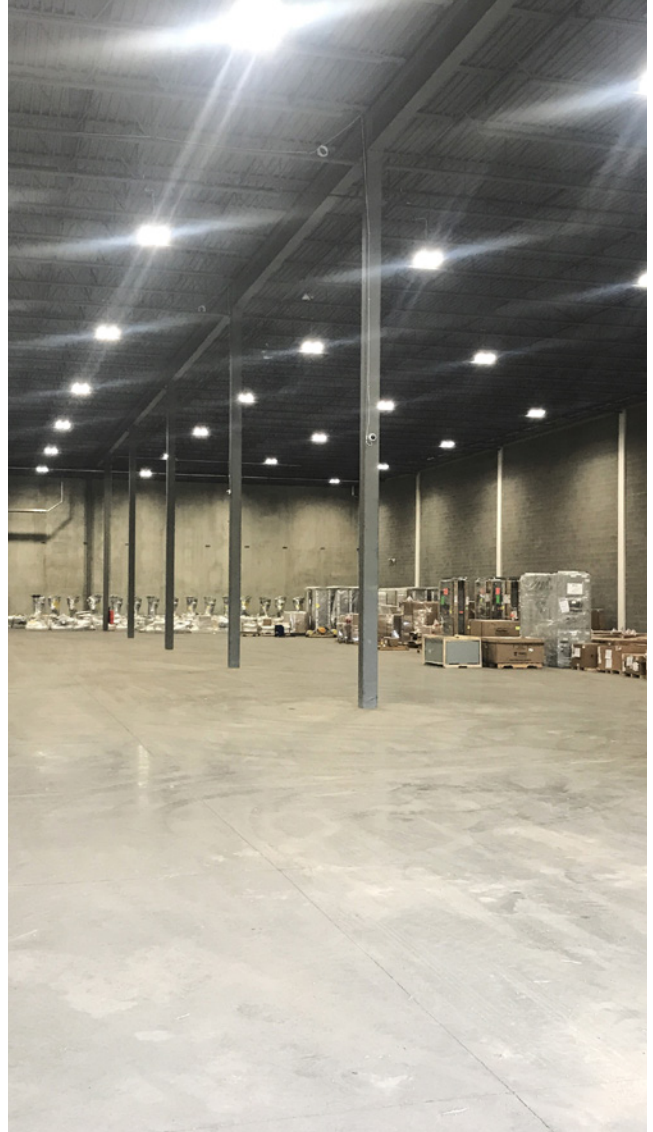
Loading: Dock (3 - 8' x 10')
Ramped Grade (1 - 12' x 14')
Rail Loading (1 - 8' x 10')

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**



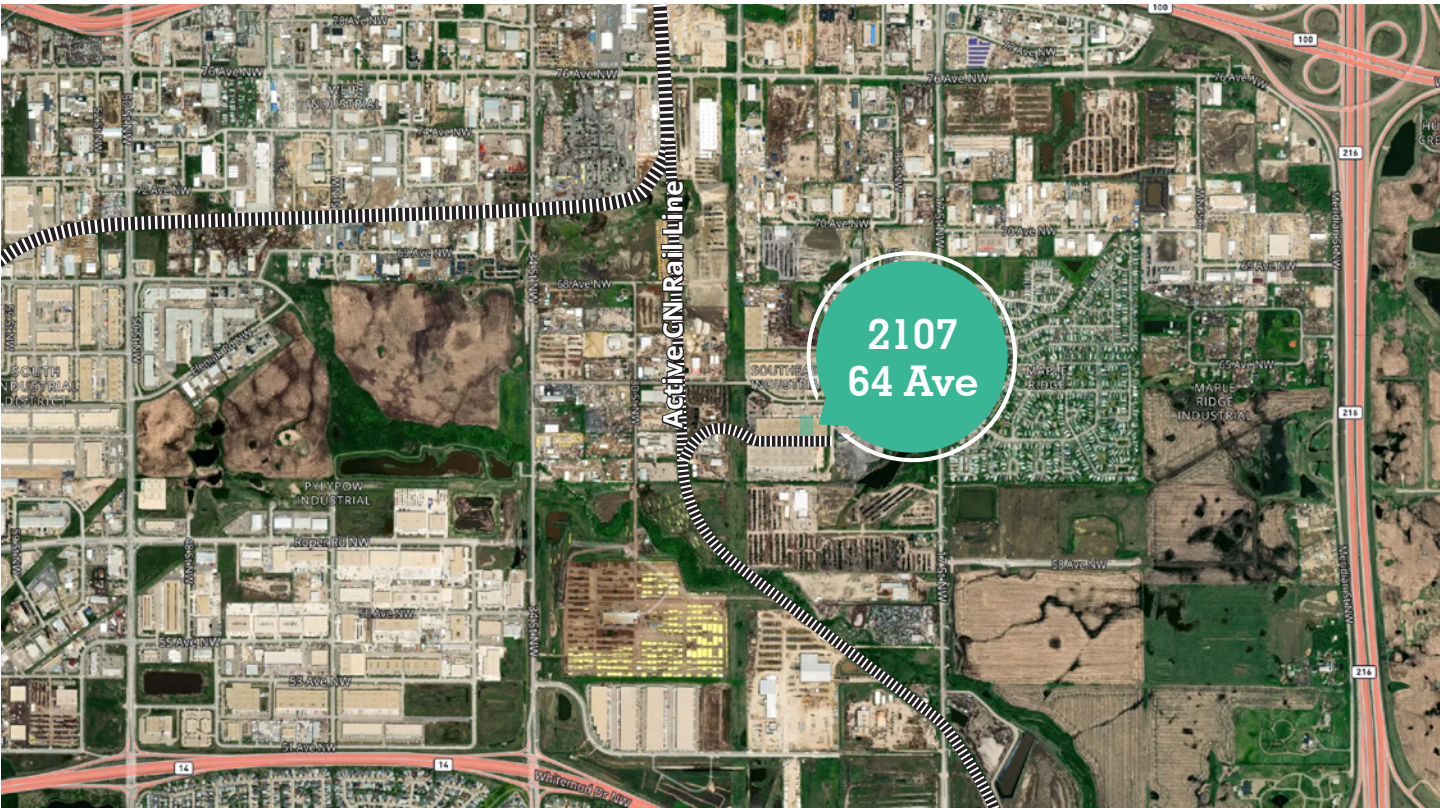


Drive Times

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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