



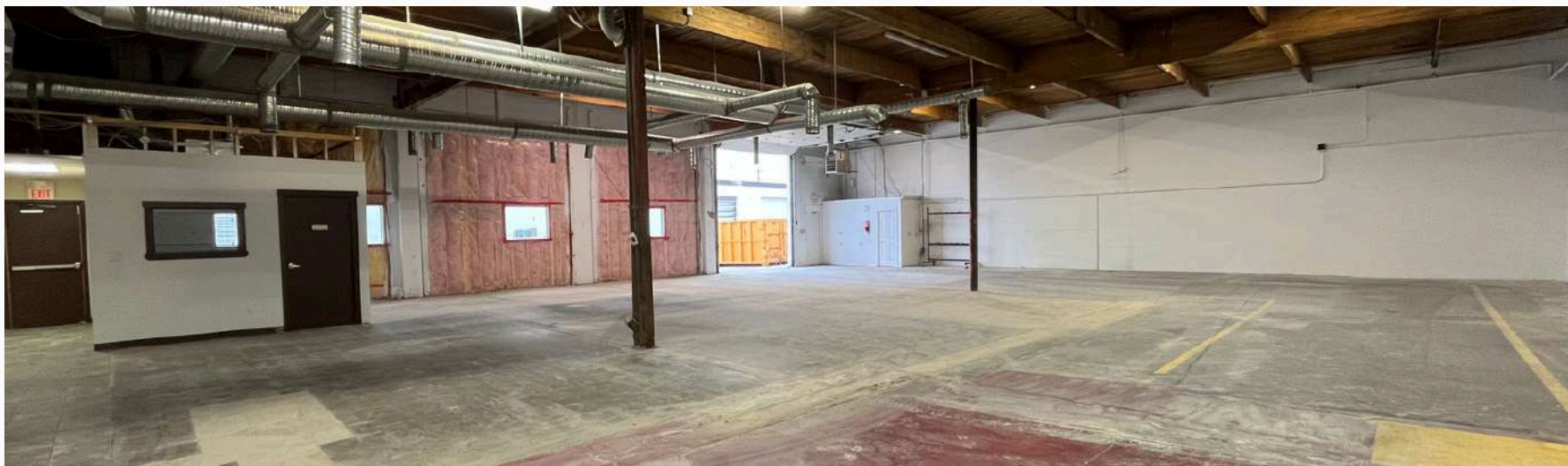
BRAND AWARENESS WHILE WATCHING YOUR BOTTOM LINE

FOR LEASE 8,128 SF WAREHOUSE | 7620 YELLOWHEAD TRAIL, EDMONTON



BRUCE CHU, BCOMM
780-240-5608

JULIE CHU, MBA
780-975-1036



PROPERTY DETAILS

ADDRESS	7620 Yellowhead Trail, Edmonton	
BUILDING SIZE	Office / Warehouse	8,128 SF
ZONING	Medium Industrial (IM)	
LOADING	(1) 10' x 14' Grade Overhead Door	
POWER	400 A / 3 phase (TBC)	
CEILING HEIGHT	16'	
ASKING RATE	\$10.50/ SF base rent + \$3.50/SF operating cost	
MONTHLY AMOUNT	Approx \$9,485 / month	

Are you a business owner who believes in working smarter, not harder? If so, we've got your space. Here's why: you get building signage exposure from the Yellowhead to increase your brand awareness, while still being smart about your bottom line.

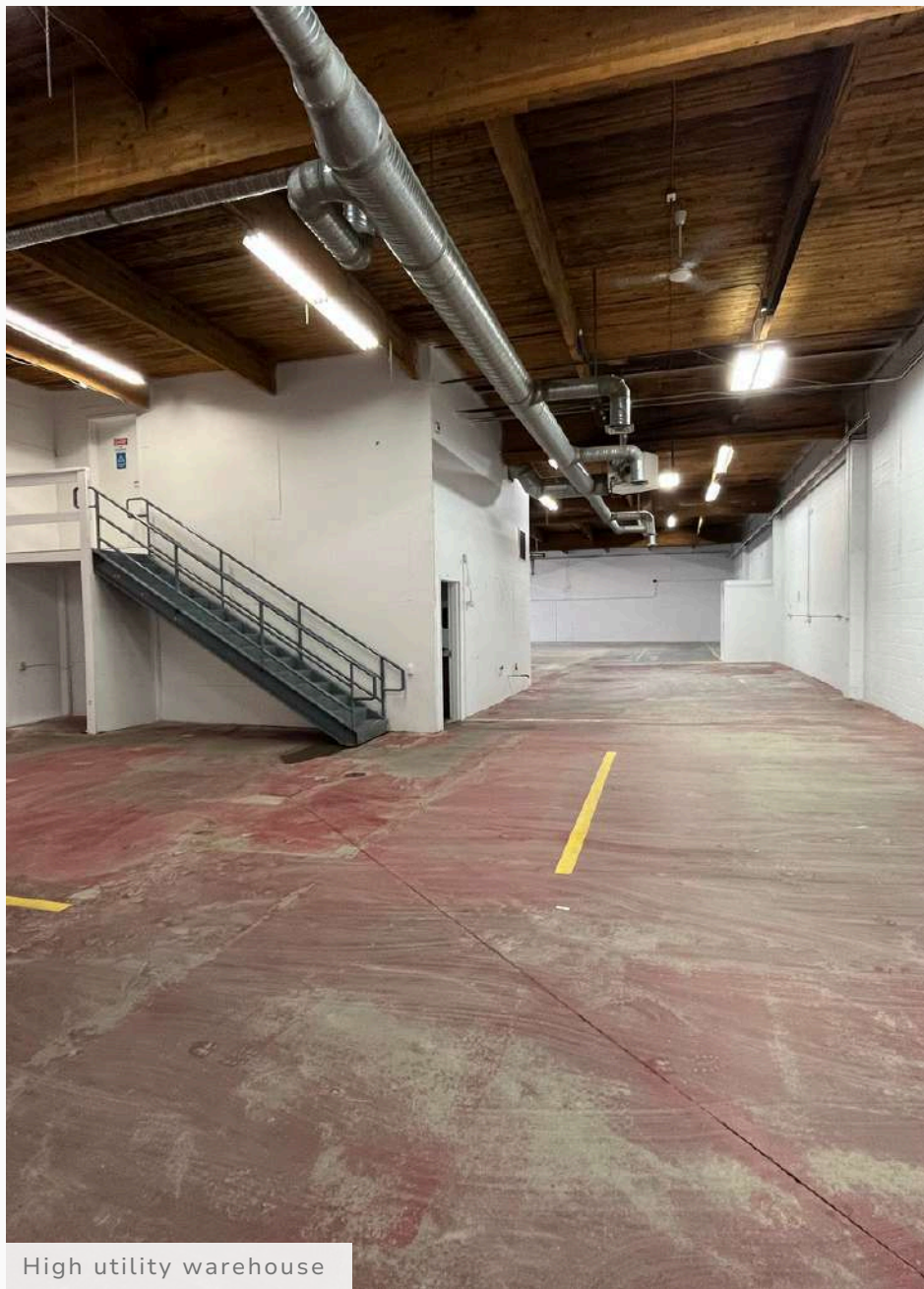
We scoped out the neighbours and we think you are going to like them. If you are a hybrid product & service based business, there is a good chance your customers are already nearby. And with this universal rectangular, open layout, in this location you are going to be able to focus on high efficiency production more, while your customers are finding you.

- FEATURES
- YELLOWHEAD TRAIL BUILDING SIGNAGE
 - PRODUCT/SERVICE BASED BUSINESSES NEARBY
 - OPEN LAYOUT DESIGN

FEATURING



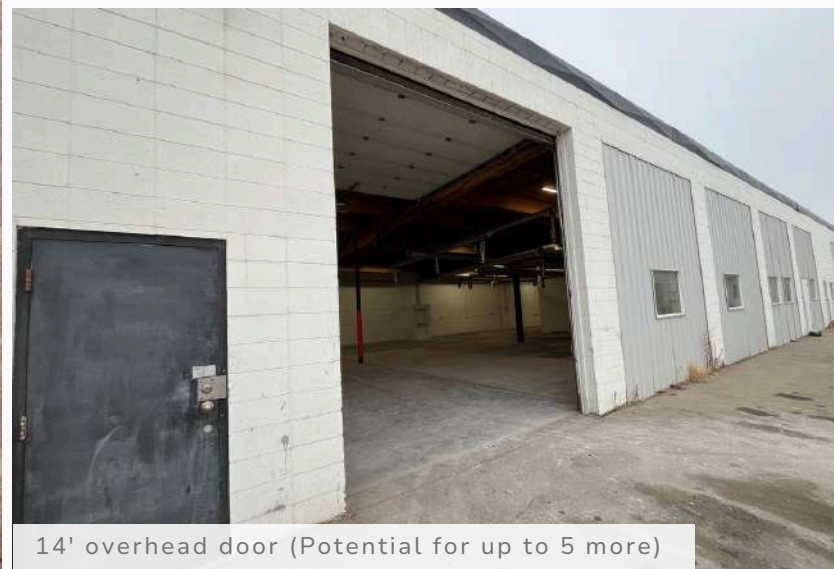
OPEN WAREHOUSE LAYOUT



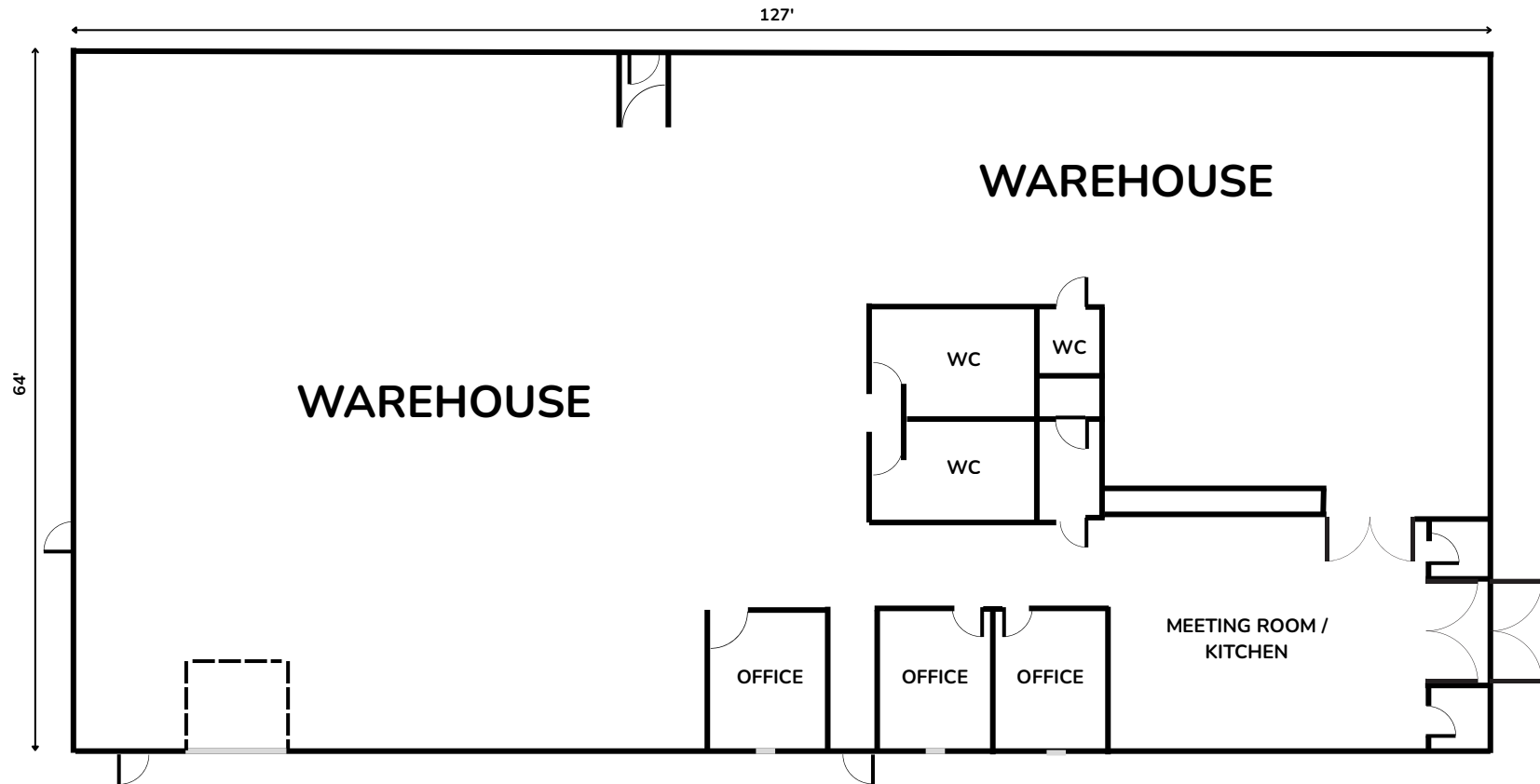
High utility warehouse



Crisp office build



14' overhead door (Potential for up to 5 more)





BRUCE CHU, BCOMM
780-240-5608

JULIE CHU, MBA
780-975-1036