

FOR LEASE

SOUTH EDMONTON OFFICE/WAREHOUSE BAY

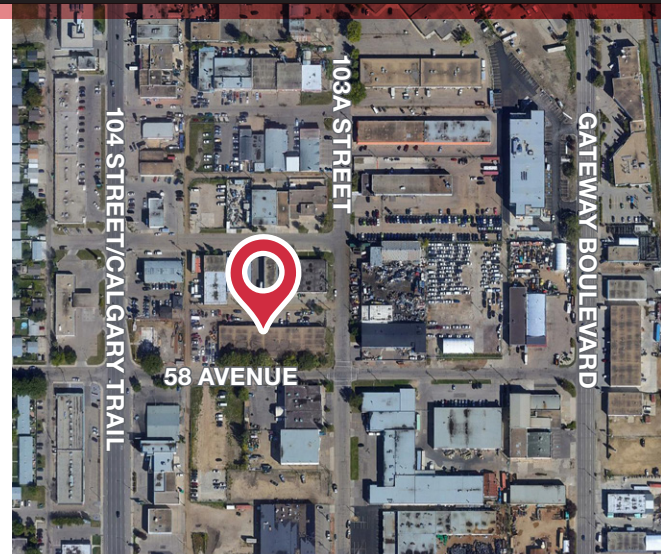
NAI Commercial



10352 - 58 AVENUE | EDMONTON, AB | INDUSTRIAL

PROPERTY DESCRIPTION

- 2,280 SF± office/warehouse bays available for lease
- 12' x 12' grade level overhead door per bay
- Heavy Industrial (IH) Zoning
- Close proximity to Calgary Trail, Gateway Boulevard and Whitemud Drive
- Fibre optics available on site



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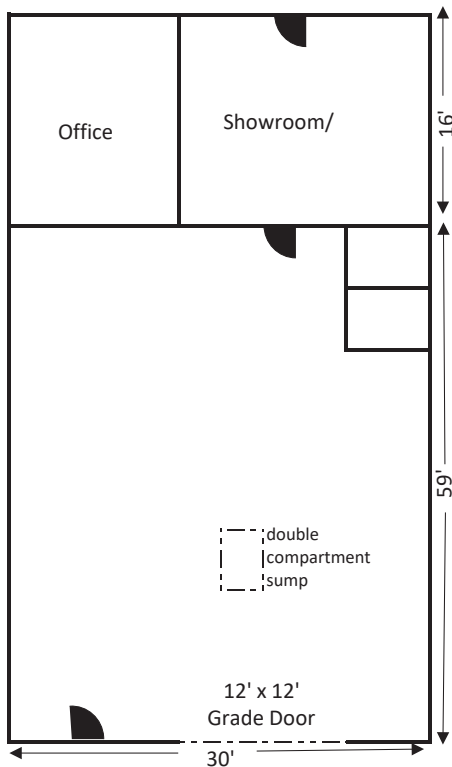
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	10352 - 2,280 sq.ft.±
LEGAL DESCRIPTION	Plan 5740AI Block 85 Lots 9 - 19
AVAILABLE	10352 - Immediately
NET LEASE RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$6.67/sq.ft./annum (2026 estimate) includes property taxes, building insurance, common area maintenance and management fees
CEILING HEIGHT	15' clear
ZONING	IH (Heavy Industrial)
LIGHTING	LED
LOADING	12'x12' grade loading door per bay
POWER	100 amp 3 phase (TBC)
DRAINAGE	Sump



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

