FOR LEASE WAREHOUSE/OFFICE SPACE





4525 - 101 STREET | EDMONTON, AB

WAREHOUSE/OFFICE

51 AVENUE

PROPERTY DESCRIPTION

- 3,420 sq.ft.± warehouse bay with with office, yard, and grade loading
- 3,000 sq.ft.± 2nd floor office space (demising options available)
- Quick access to various south Edmonton industrial parks, gas stations and food services
- Excellent access to major arterials including Whitemud Drive, 99 Street, 91 Street, Argyll Road (51 Avenue), Gateway Boulevard and Calgary Trail

COLTON COLQUHOUN Associate Broker 587, 635, 5612

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NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1





WHITEMUD DR

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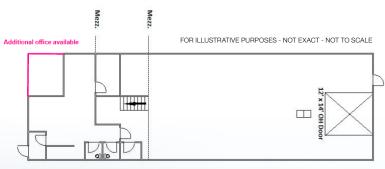
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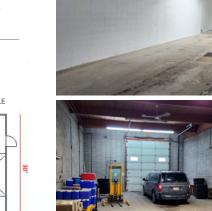
YARD

WAREHOUSE INFORMATION

WAREHOUSE	3,420 sq.ft. \pm with bonus mezzanine
LEGAL DESCRIPTION	Plan 7520686, Block 1, Lot 8D
ZONING	Medium Industrial (IM)
YARD	Paved
HEATING	Forced air
POWER	200 amp, 120/240 volt, 3 phase - TBC
LOADING	(1) 12'x14' grade doors
CEILING HEIGHT	16' clear
SUMPS	Dual compartment
AVAILABLE	Immediately
NET LEASE RATE	\$11.00/sq.ft./annum net
OPERATING COSTS	\$3.50/sq.ft./annum net (2025 estimate) includes property tax, building insurance, common area maintenance, and management fees. Utilities not included.



130'





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OPTION A WAREHOUSE W/ OFFICE 3,420 SF±

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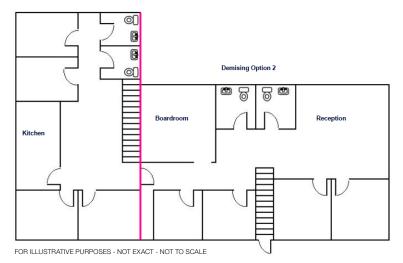
EDMONTON, AB

OFFICE INFORMATION

2ND FLOOR OFFICE	3,000 sq.ft.±
AIR CONDITIONING	Yes
AVAILABLE	Immediately
	(2025 ostimato)

GROSS LEASE RATE \$12.00/sq.ft./annum net (2025 estimate) includes property tax, building insurance, common area maintenance, and management fees. Utilities not included.

Demising Option 1



HIGHLIGHTS

- Demising options available (Shown below)
- Office furniture can be included
- Large Reception Area
- 4 Washrooms
- Air Conditioning
- Kitchen
- Boardroom



4525 - 101 STREET











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