FOR LEASE CAPILANO INDUSTRIAL CENTRE



4646 - 91 AVENUE | EDMONTON, AB | WAREHOUSE

PROPERTY DESCRIPTION

- Situated in Edmonton's Lambton Industrial area, the property is in close proximity to the Whitemud and Sherwood Park Freeway, with quick access to AnthonyHenday Drive
- Double compartment sump, skylight and 21'± ceiling height in warehouse
- Fully sprinklered
- Double row parking
- Large receiving yard

CHAD SNOW Broker, President 780 436 7410 csnow@naiedmonton.com KARI MARTIN Senior Associate 780 435 5301 kmartin@naiedmonton.com



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

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

780 436 7410

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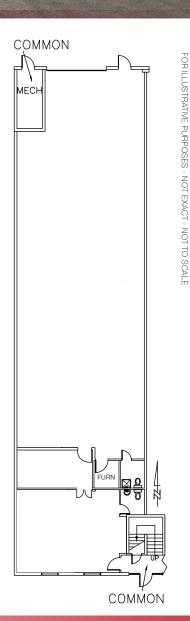
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4646 - 91 AVENUE | EDMONTON, AB



ADDITIONAL INFORMATION

AREA AVAILABLE	3,505 sq.ft.±
LOADING	12'x16' grade
ZONING	IM (Medium Industrial)
LEGAL DESCRIPTION	Plan 3597NY, Block 1, Lot 14
SUMP	Yes
NET RENTAL RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$5.25/sq.ft./annum (2023/24 estimate) Includes building insurance, property taxes, common area maintenance and management fees
POSSESSION	Immediately



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