

FOR LEASE

WAREHOUSE/OFFICE SPACE

NAICommercial



4525 - 101 STREET | EDMONTON, AB | WAREHOUSE/OFFICE

PROPERTY DESCRIPTION

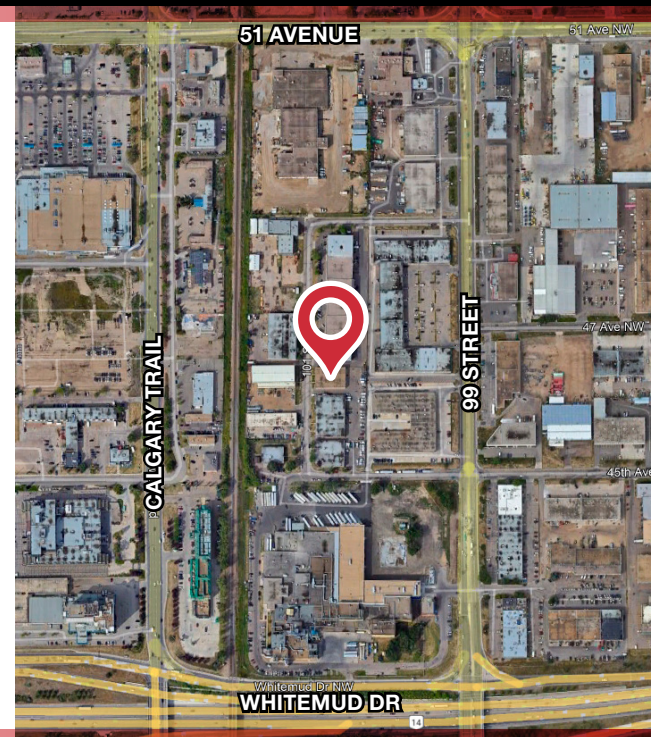
- 3,420 sq.ft.± warehouse bay with with office, yard, and grade loading
- 3,000 sq.ft.± 2nd floor office space (demising options available)
- Quick access to various south Edmonton industrial parks, gas stations and food services
- Excellent access to major arterials including Whitemud Drive, 99 Street,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

COLTON COLQUHOUN

Associate Broker

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



780 436 7410

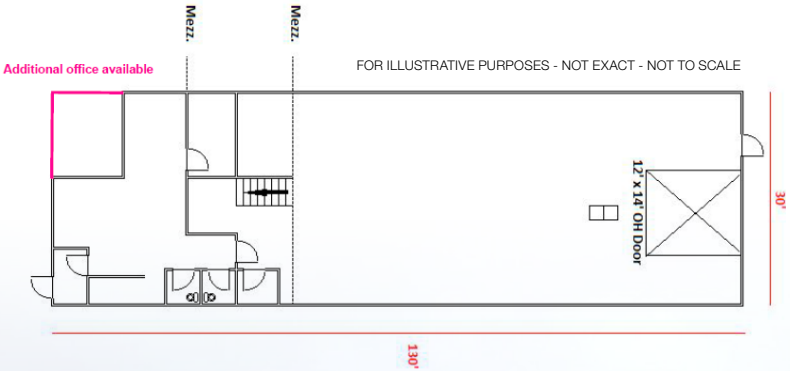
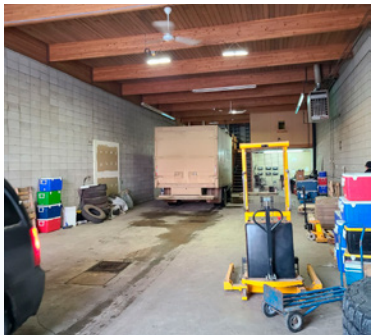


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WAREHOUSE INFORMATION

WAREHOUSE	3,420 sq.ft.± 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.



OFFICE INFORMATION

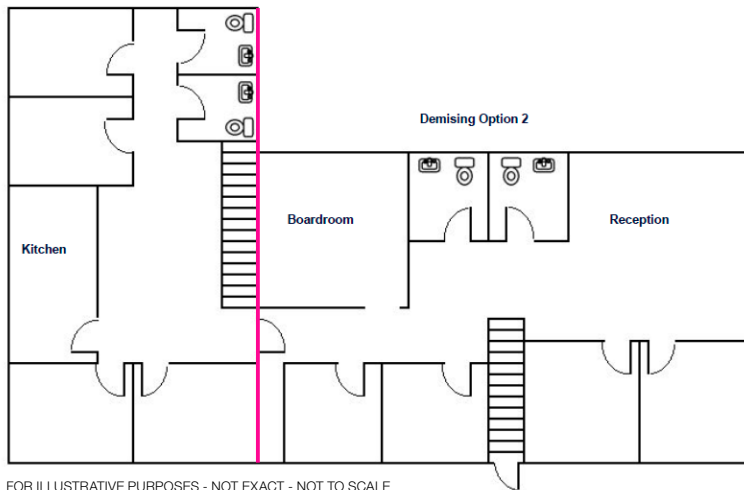
2ND FLOOR OFFICE 3,000 sq.ft.±

AIR CONDITIONING Yes

AVAILABLE Immediately

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



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

HIGHLIGHTS

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



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