

FOR LEASE

CAPILANO INDUSTRIAL CENTRE

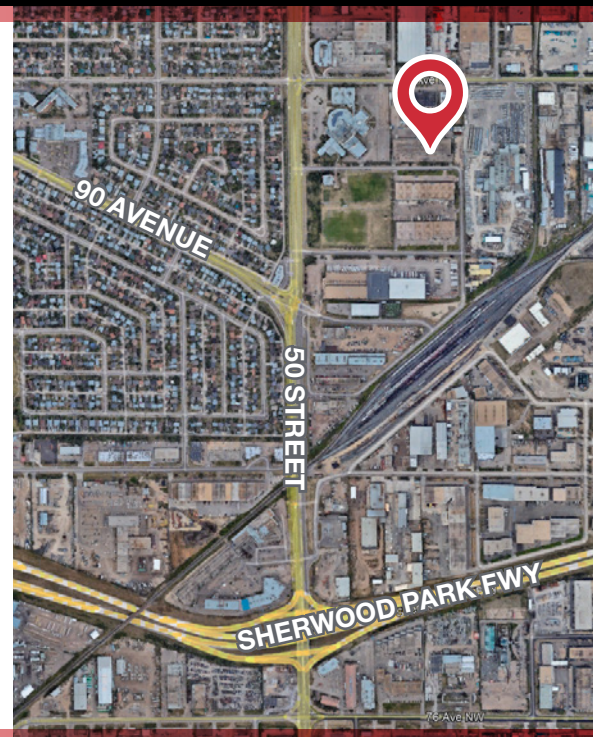
NAI Commercial



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

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NAI COMMERCIAL REAL ESTATE INC.
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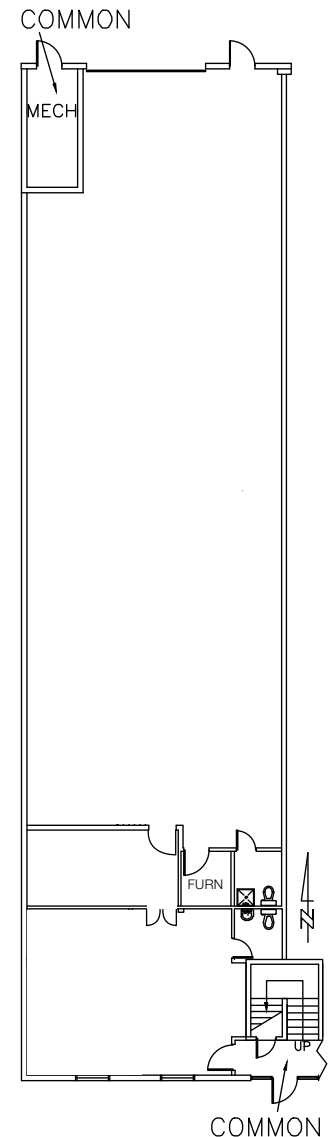


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ADDITIONAL INFORMATION

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



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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