

For Lease  
Warehouse Bay



**REDUCED LEASE RATE**  
**NOW \$7.00/SQ.FT./ANNUM**

## 2430 - 80 Avenue

Edmonton, Alberta

### Property Highlights:

- 5,650 - 10,325 sq.ft.± office/warehouse
- Additional second floor 1,875 sq.ft.± office
- Sump
- Upgraded lighting
- Backs onto Sherwood Park Freeway

### Ed Stenger

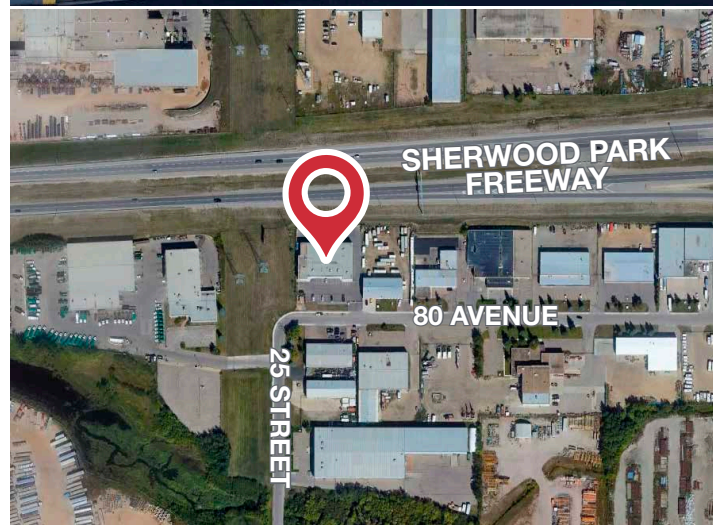
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### David Sabo

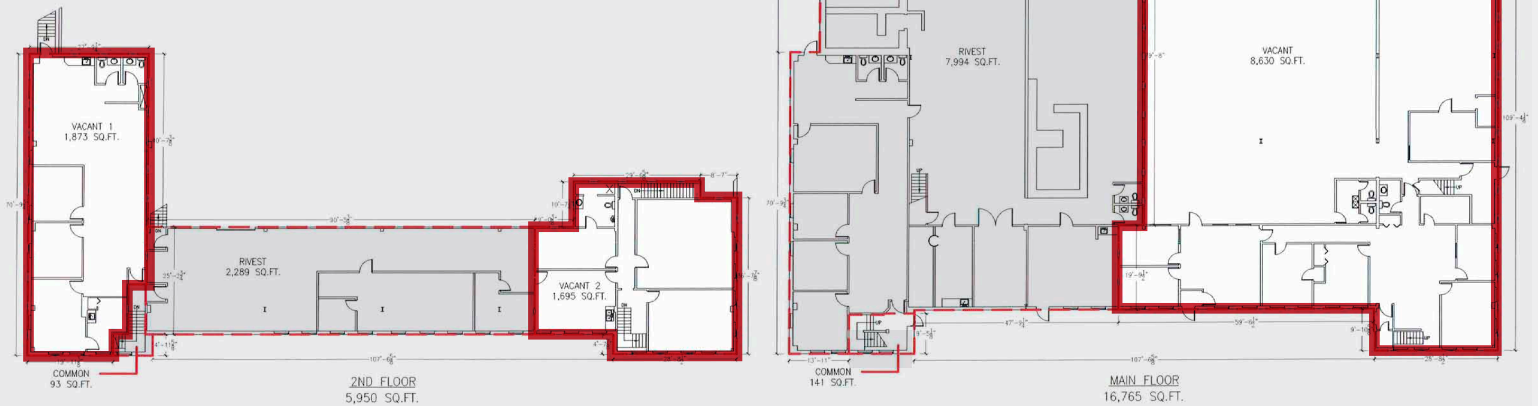
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### Kevin Mockford

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## Lease Information

AREA AVAILABLE	5,650 - 10,325 sq.ft.± office/warehouse
LEGAL DESCRIPTION	Plan 8020358, Block 1, Lot 1
ZONING	IM (Medium Industrial Zone)
LOADING	(1) 12'x14' grade; (2) 14'x16' grade
CEILING HEIGHT	20' under truss
POSSESSION	Immediately
LEASE TERM	3 to 5 years
NET LEASE RATE	\$7.00/sq.ft./annum
OPERATING COSTS	\$4.00/sq.ft./annum (2021 estimate) includes property tax, building insurance, common area maintenance and management fees
ALSO AVAILABLE	1,875 sq.ft.± second floor office \$2000/month gross all utilities included

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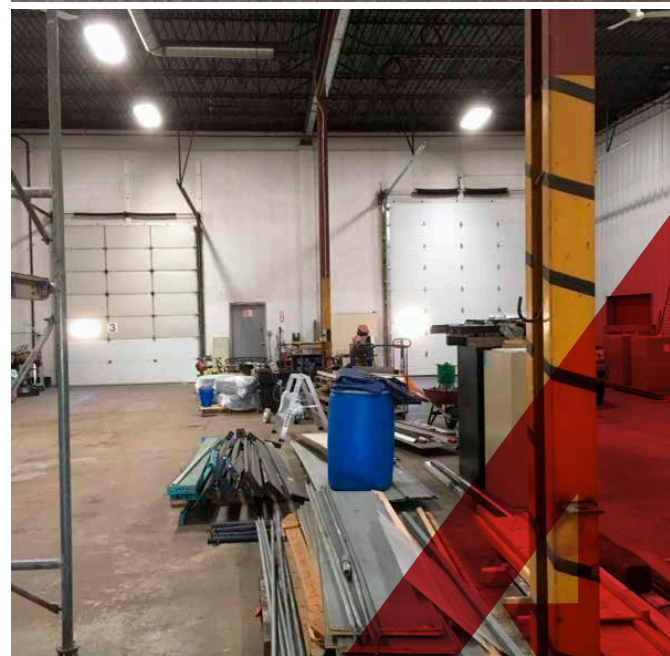
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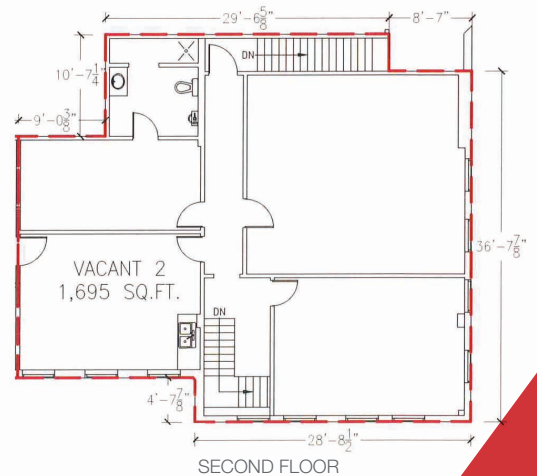
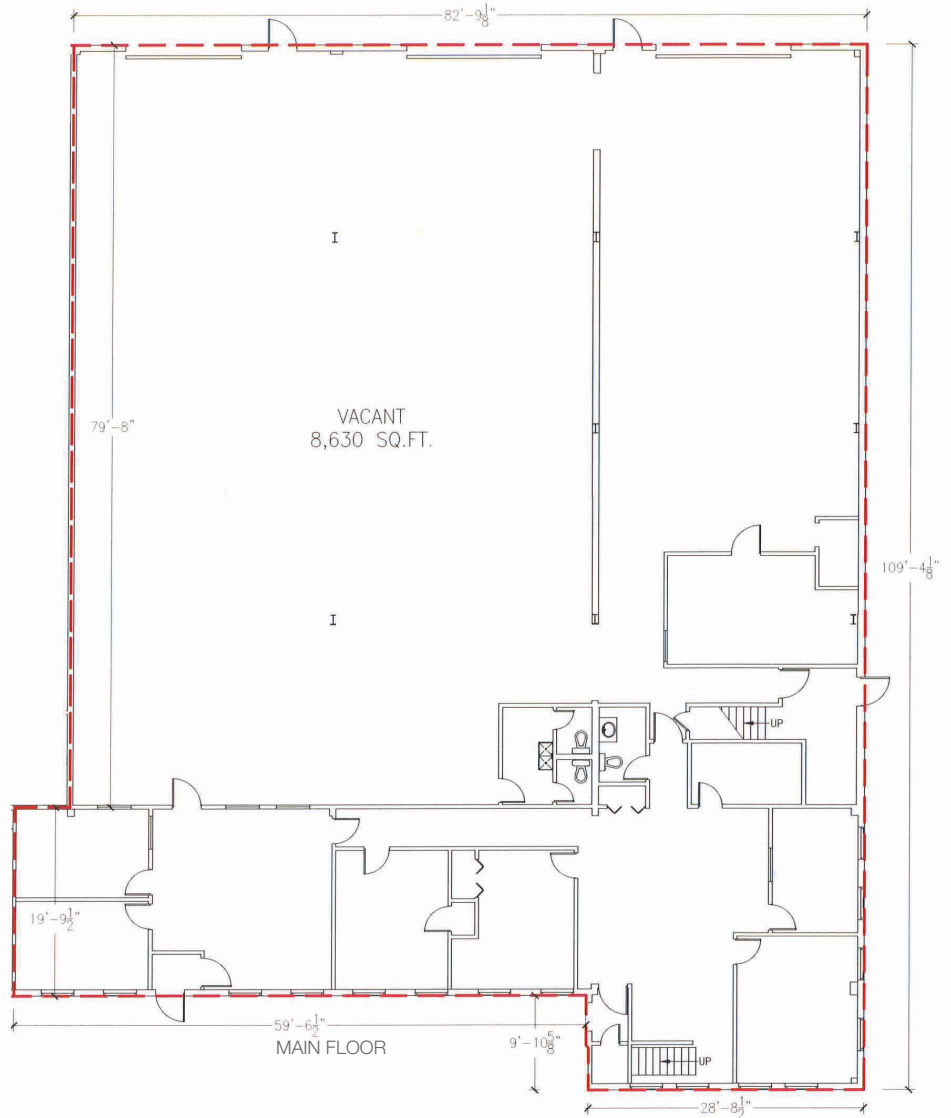
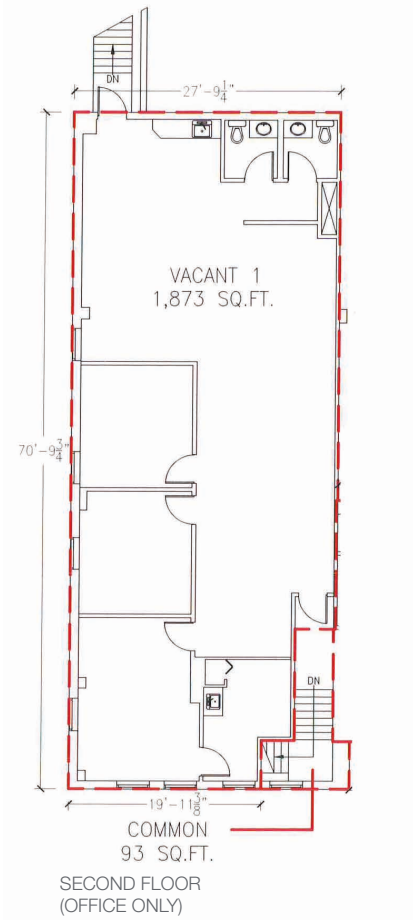
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