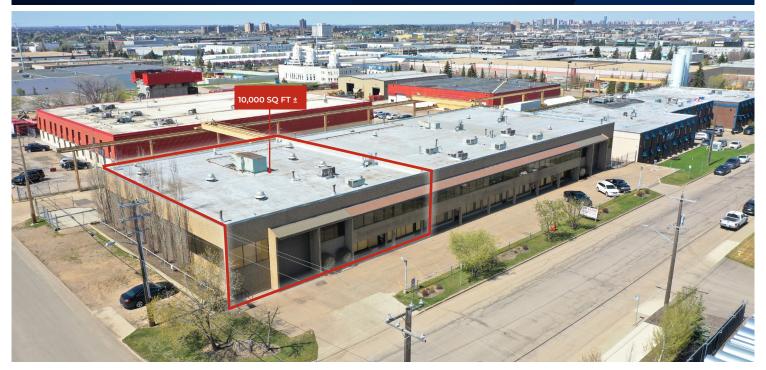
# FOR LEASE

# INDUSTRIAL SHOP/OFFICE w/CRANES

3704 - 93 Street NW, Edmonton, AB



# **HIGHLIGHTS**

- 10,000 sq ft (+/-) shop/office space available
- · 3 (10-ton) cranes including 2 exterior craneways
- · 3 18' x 16' OH grade doors
- · Sumps and floor drains
- · Fenced, gated and fully paved yard
- Excellent access to Whitemud Drive, 91 Street and Calgary Trail

# **CONTACT**

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### **PROPERTY DETAILS**

MUNICIPAL 3704-93 Street NW, ADDRESS Edmonton, AB

**LEGAL** Plan: 8622467; Block: 5;

**DESCRIPTION** Lot: 1B

**ZONING** IB (Business Industrial)

TYPE OF SPACE Industrial

**OFFICE & SHOP** 10,000 sq ft (+/-)

**CEILING HEIGHT** 18' clear (inside under hook)

22' clear (outside under hook)

24' clear (warehouse)

COLUMN SPACING 50' x 100'

**LOADING** (3) - 18' x' 16 OH grade

CRANES (3) - 10-ton bridge

POWER 600 Volt (TBV)

### **FINANCIALS**

LEASE RATE Market

**OPERATING COSTS** \$2.49/sq ft (2021 property taxes)

POSSESSION Negotiable

# **ADDITIONAL INFO**

 Multiple offices, boardrooms, workspaces, kitchenette, washrooms

• (3) - 18' x 16' grade doors

· 1 drive-thru bay

• (3) - 10-ton bridge cranes including 1 exterior

bridge crane

· Sumps, floor drains

· Building can be demised





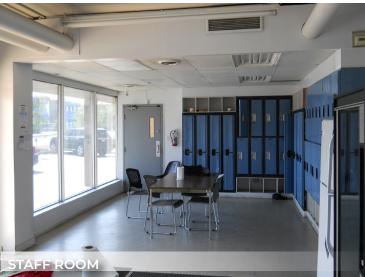
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# **ADDITIONAL PHOTOS**









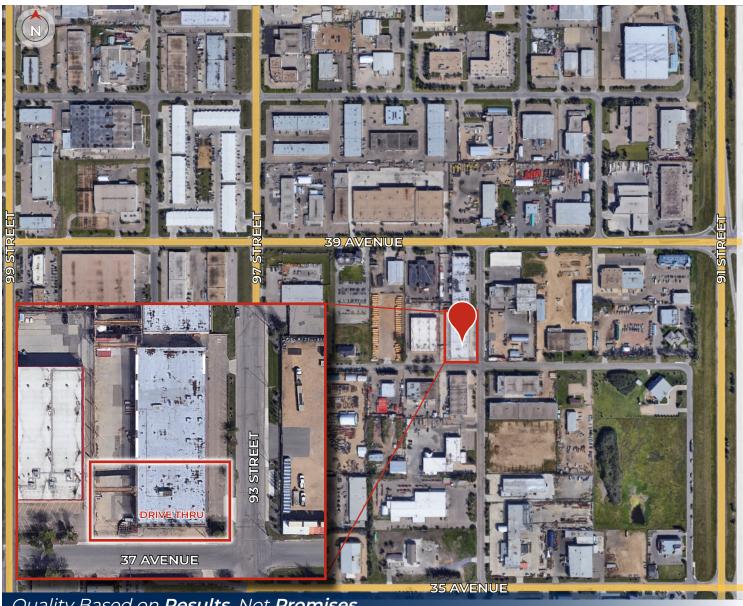






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# PROPERTY LOCATION



Quality Based on Results, Not Promises.

# **Contact Our Team For More Information**

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