

For Lease



11442 - 11486 Winterburn Road NW, Unit 11486

Edmonton, AB

- Available March 1, 2024
- 4,066 SF
- Offices over 2 floors
- Excellent exposure onto Winterburn Road
- Ample staff parking
- Landlord maintains all HVAC equipment, snow removal, landscaping and building exteriors



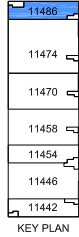
For leasing opportunities

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leasing.dream.ca

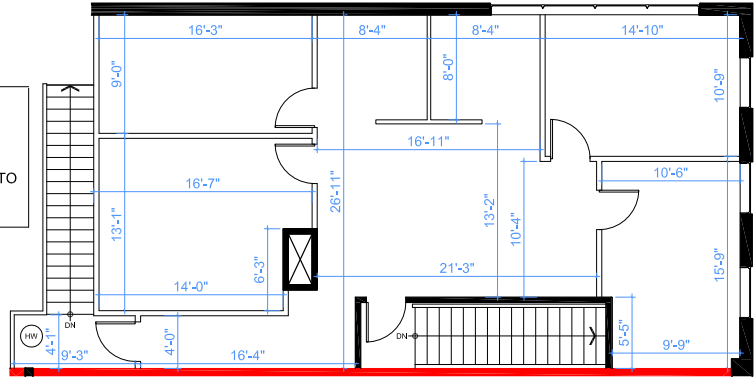


Floor Plan



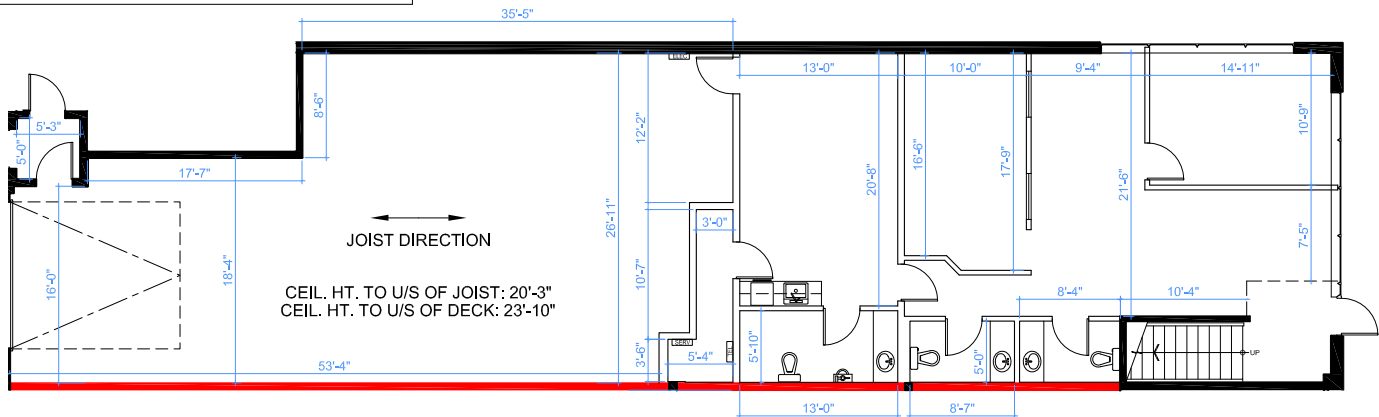
UNIT 11486 MEZZ
RENTABLE AREA = 1,287 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA INDUSTRIAL STANDARD ANSI/BOMA Z65.2 2009 - METHOD A



UNIT 11486
RENTABLE AREA = 2,779 S.F.
OFFICE AREA = 1,342 S.F.

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Note: Drawing dimensions and ceiling heights are approximate and for illustrative purposes only. The landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

— DEMISING WALL

Available area:	Loading:	Ceiling Height:	Power:
4,066 SF	1 Drive-in Door	20'3"	200 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
March 1, 2024	Market Rates	CAM \$4.08 TAX \$2.79 (est. 2023)	I-B (Industrial Business)