

FOR LEASE

54 AVENUE OFFICE WAREHOUSE

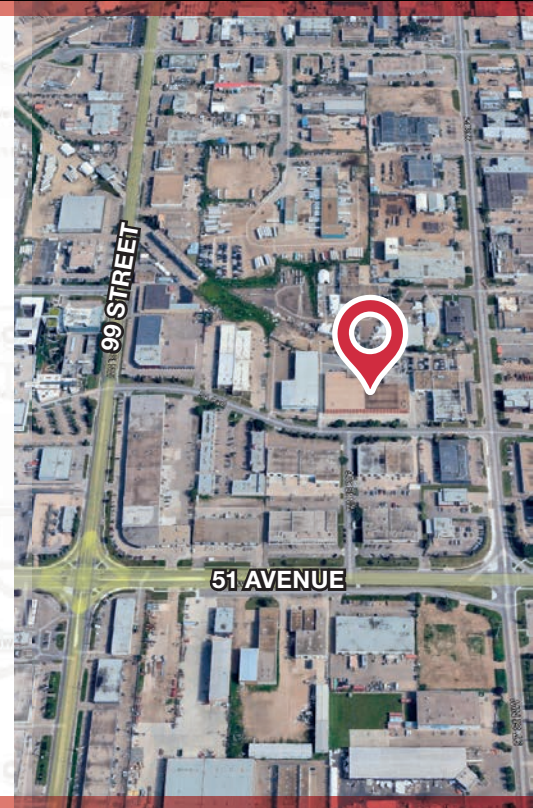
NAI Commercial



9720/24/28 - 54 AVENUE | EDMONTON, AB | YARD AND CRANES AVAILABLE

PROPERTY HIGHLIGHTS

- 4,741 - 24,647 sq.ft. office/warehouse space available
- Heavy power and cranes available
- Full concrete marshalling area
- Additional 0.37 acres of yard space available on site
- Easy access to 99 Street, Whitemud Freeway and QE2



RYAN BROWN
Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

CHAD GRIFFITHS
Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com



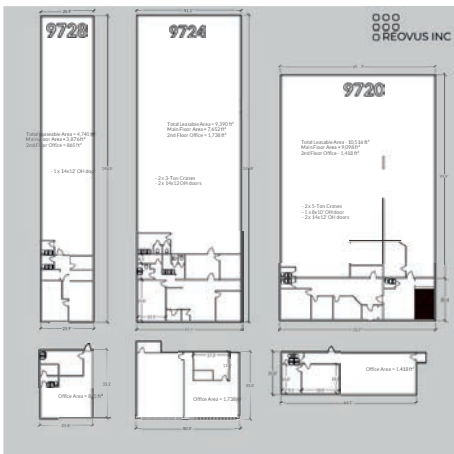
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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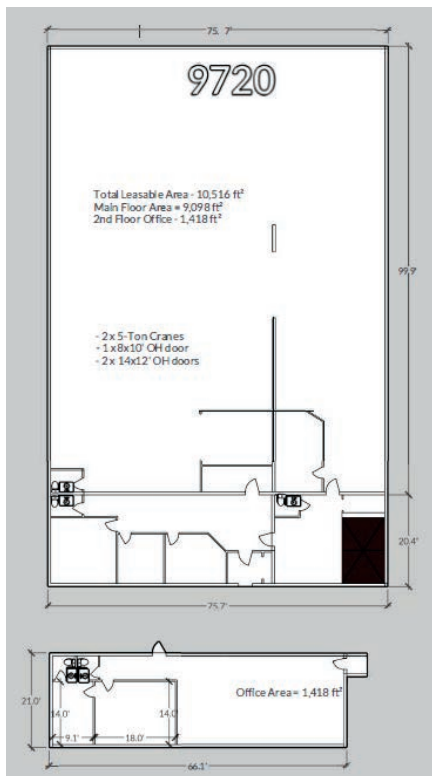
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UNIT 9720/24/28

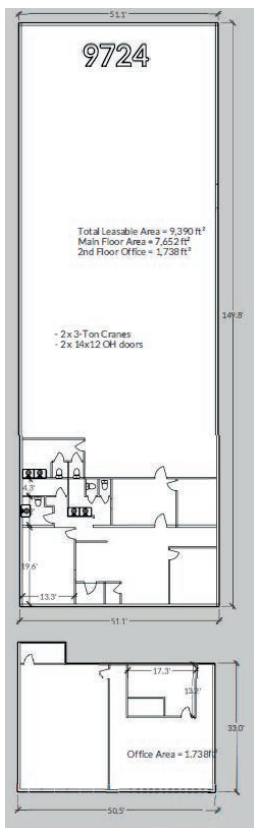
SIZE	24,647 sq.ft.±
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	Immediately
LOADING	(5) 14' x 12' OH Door, (1) 8'x10' OH Door
CRANES	(2) 3 Ton Cranes and (2) 5 Ton Cranes
CEILING HEIGHT	20'
POWER	400 Amp, 600 Volt, 3 Phase (TBD)
DRAINAGE	Sump and trench drains
NET RENTAL RATE	\$11.50/sq.ft./annum
OPERATING COSTS	\$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
YARD	0.37 Acres ± (16,000sq.ft.±)





UNIT 9720

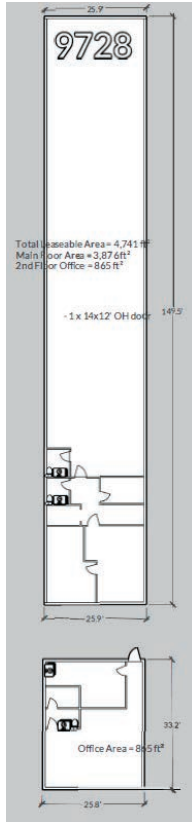
SIZE	9,098 sq.ft.± main 1,418 sq.ft.± second 10,516 sq.ft.± total
AVAILABLE	Immediately
LOADING	(2) 14' x 12' OH Door (1) 8' x 10' OH Door
CRANES	(2) 5 Ton Cranes
CEILING HEIGHT	20'
POWER	400 Amp, 600 Volt, 3 Phase (TBD)
DRAINAGE	Sump
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9724/28 for total of 24,647 sq.ft.±
YARD	0.37 acres available at \$1,500 per month



UNIT 9724

SIZE	7,652 sq.ft.± main 1,738 sq.ft.± second 9,390 sq.ft.± total
AVAILABLE	Immediately
LOADING	2) 14' x 12' OH Door
CRANES	(2) 3 Ton Cranes
CEILING HEIGHT	20'
DRAINAGE	Sump and trench drains
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9720/28 for total of 24,647 sq.ft.±
YARD	0.37 acres available at \$1,500 per month





UNIT 9728

SIZE	3,876 sq.ft.± main 865 sq.ft.± second 4,741 sq.ft.± total
AVAILABLE	Immediately
LOADING	(1) 14' x 12' OH Door
CEILING HEIGHT	20'
DRAINAGE	Sump
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9724/28 for total of 14,137 to 24,647 sq.ft.±



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