

For Lease
West Two Parsons
Small Warehouse Bay



3263 Parsons Road
Edmonton, Alberta

Property Features

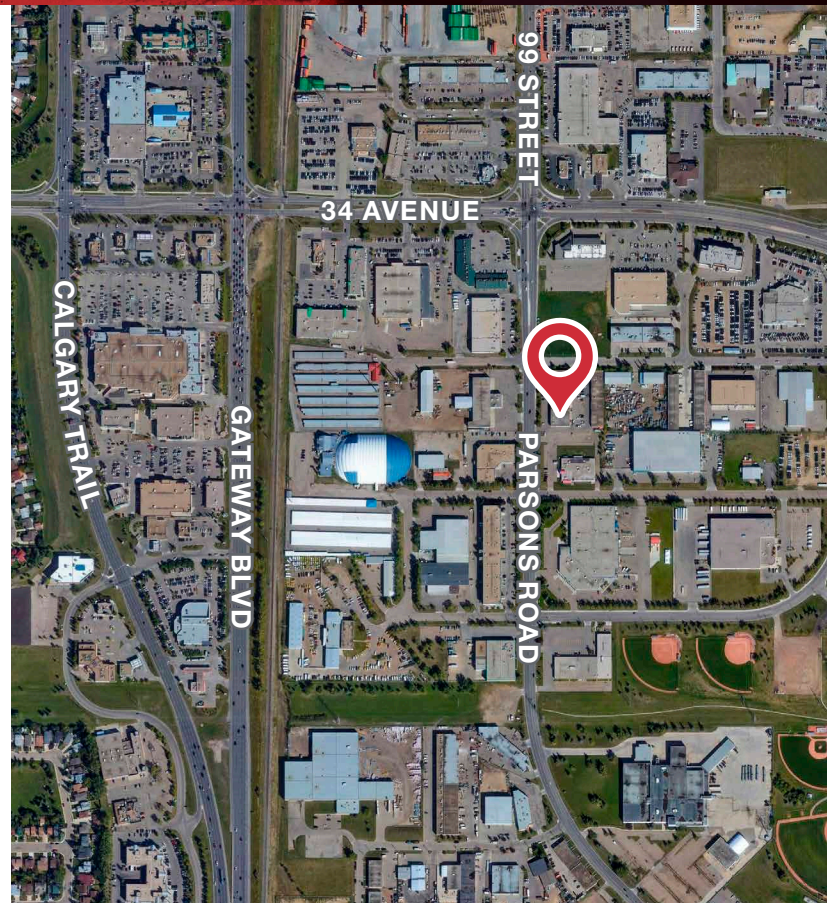
- Rare small office/warehouse bay with functional office layout
- Excellent south Edmonton location facing Parsons Road
- New IB Zoning
- Grade loading

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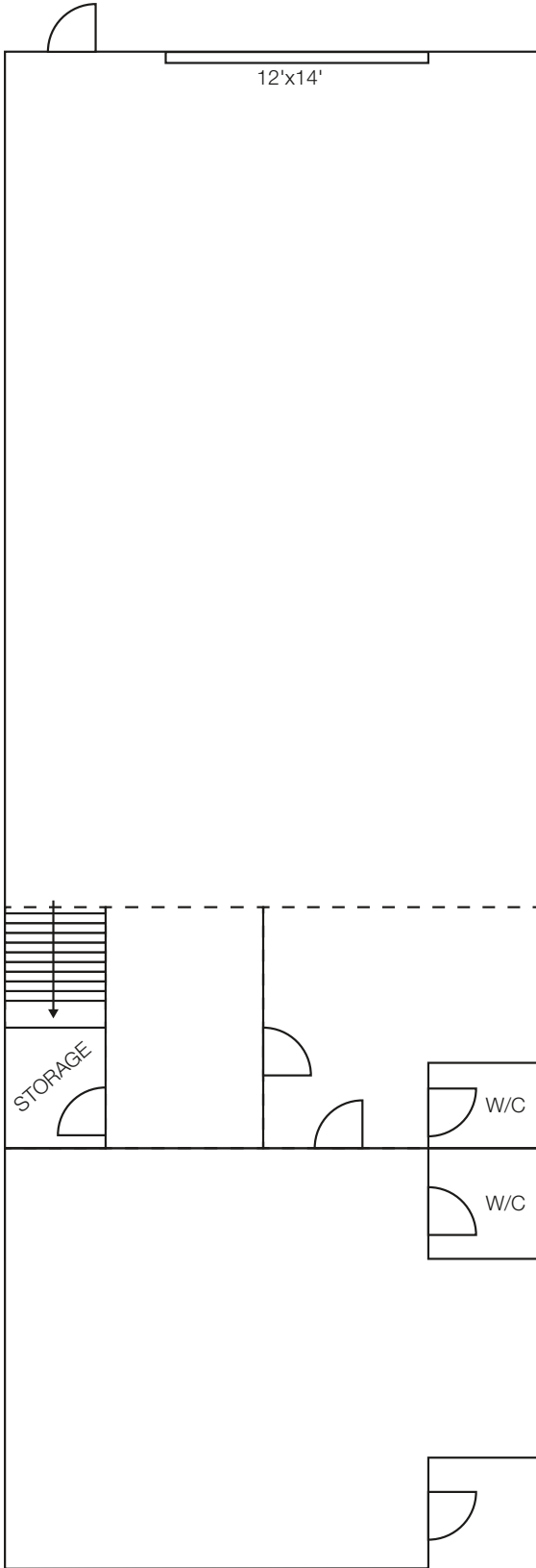
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FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MEASUREMENTS MAY NOT BE EXACT



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AREA AVAILABLE	2,000 sq.ft.±
LEGAL DESCRIPTION	Plan 7920813, Block 5, Lot 5
ZONING	IB (Business Industrial Zone)
LOADING	12' x 14' grade door
CEILING HEIGHT	18'± under truss
POSSESSION	September 1, 2021
TERM	3 to 10 years
LEASE RATE	\$10.50/sq.ft./annum
OPERATING COSTS	\$5.08/sq.ft./annum (2021 estimate) Includes building insurance, property taxes, common area maintenance and management fees

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