

| BARAMY GOLDEN |

INDUSTRIAL FOR LEASE

5203-5519 82 AVENUE | EDMONTON | AB



MULTIPLE WAREHOUSE BAYS WITH DOCK OR GRADE LOADING

- Dock or grade economical warehouse bays starting at +/- 5,259 SF
- Fenced yard compounds starting at +/- 9,000 SF
- Best in class management and clean, maintained site
- Located just off 50th Street and Sherwood Park Freeway with easy access to major arterial roadways

BRONWYN SCRIVENS, SIOR

Associate Broker

780.807.4564

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KENT SIMPSON

Associate

780.540.5330

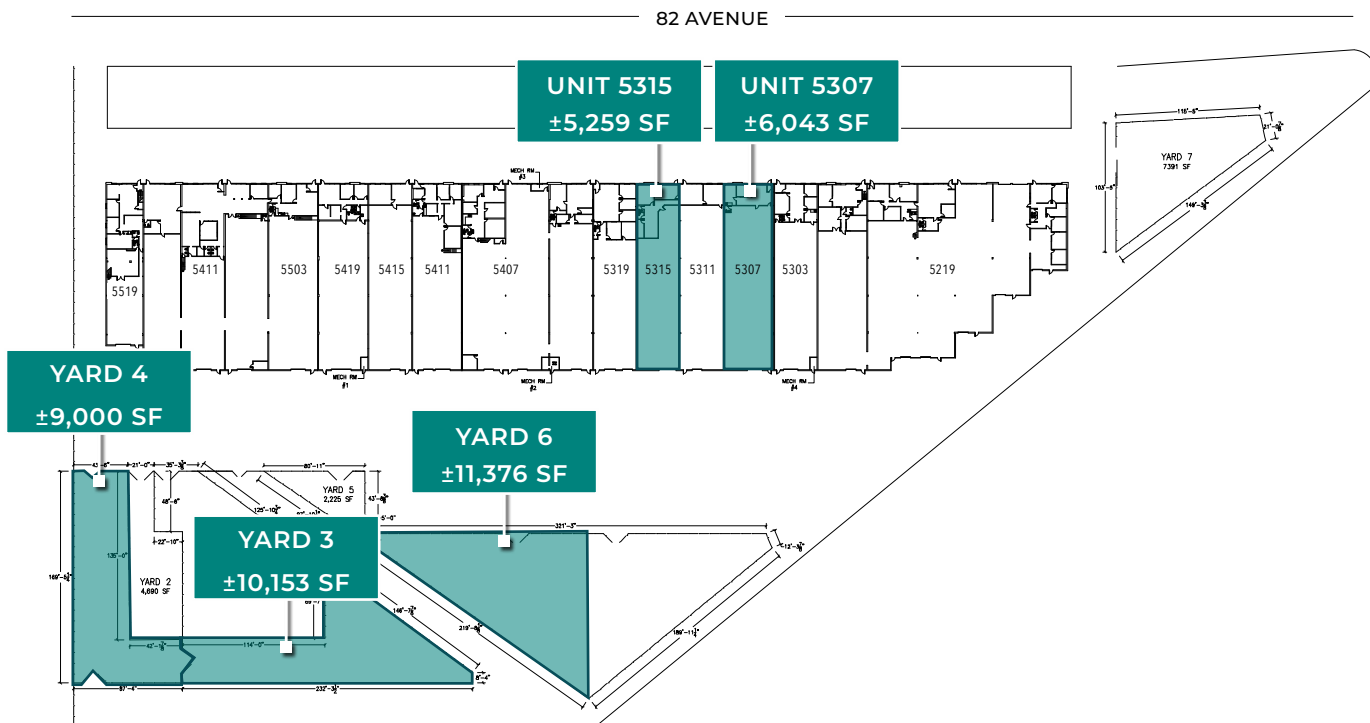
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| OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

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SITE PLAN



EASILY ACCESSIBLE



DOCK OR GRADE



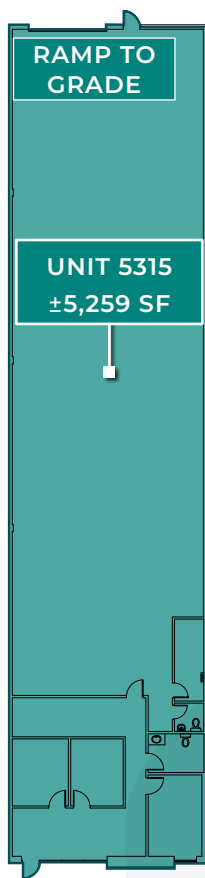
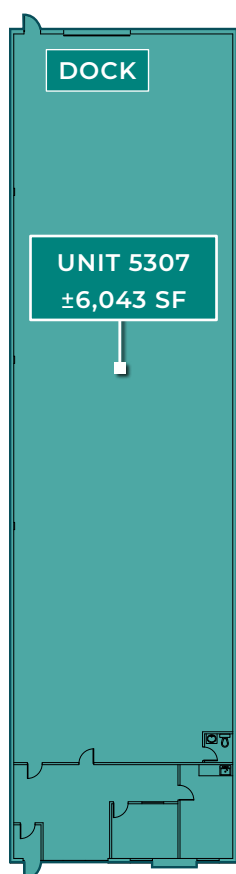
YARD AVAILABLE

PROPERTY FEATURES

Available	Immediately	Op Costs	\$4.45/SF (2024 est.)
Building Area	Unit 5307: ±6,043 SF Unit 5315: ±5,259 SF	Year Built	1973
Yard Size	Yard 3: +/- 10,153 SF Yard 4: +/- 9,000 SF Yard 6: +/- 11,376 SF	Construction	Concrete Block
Municipal	5203-5519 82 Avenue, Edmonton, AB	Clear Height	23'9" under joist
Legal	Plan 3180KS, Lot D	Loading	Unit 5307: (1) 8' x 10' Dock Door Unit 5315: (1) 14' x 16' Ramp to Grade
Access	82 Avenue, 50 Street	HVAC	Forced Air Gas Fired Units
Zoning	IH (Heavy Industrial)	Power	100A, 3-Phase (TBC by Tenant)
Basic Rent	\$9.00 PSF	Lighting	T5H0

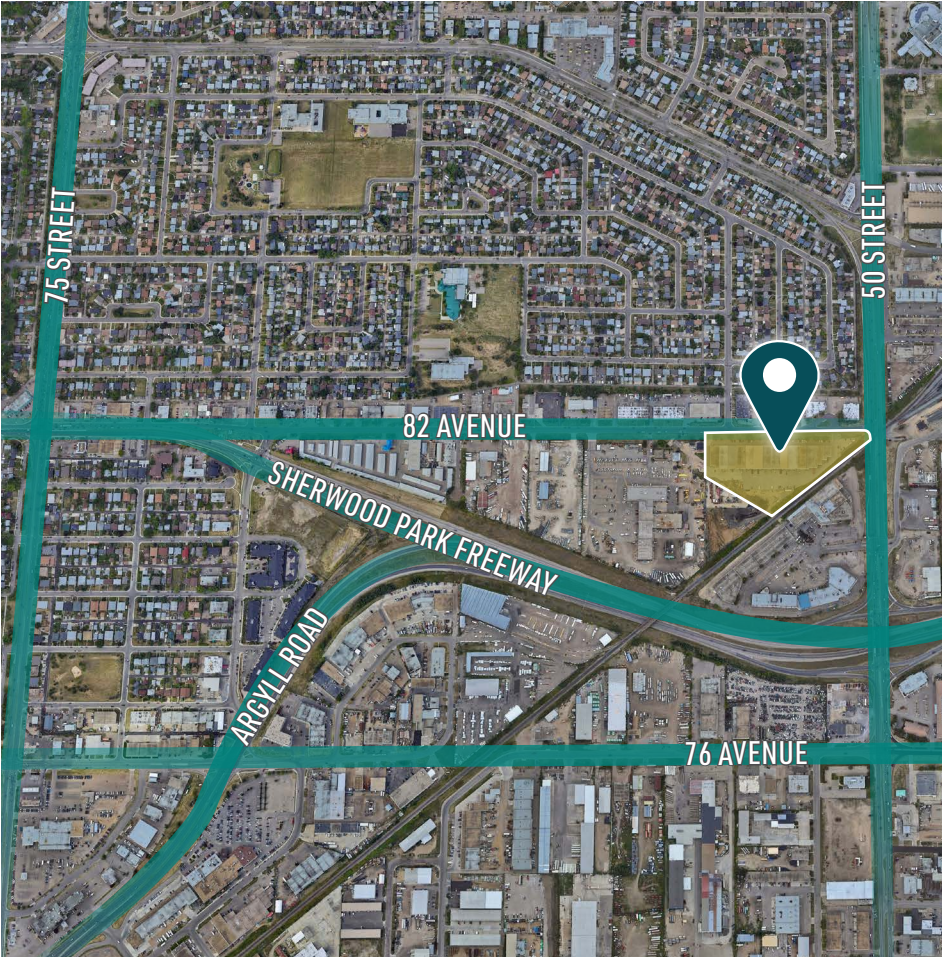


FLOOR PLAN



UNIT 5307 +/- 6,043 SF

UNIT 5315 +/- 5,259 SF



UNIT 5307
WAREHOUSE



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