

| DAVIES ROAD FREESTANDING |

SHOP FOR LEASE

8136 DAVIES ROAD | EDMONTON | AB

FULL FEES TO OUTSIDE AGENTS



±7,402 SF GRADE LOADING WAREHOUSE WITH OFFICE BUILDOUT

- Heavy power and recent improvements including paint and LED lights in shop
- Fully paved site and multiple loading doors
- Exposure along Davies Road with good access to major arterials including 75 Street, Sherwood Park Freeway, and 91 Street

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PROPERTY FEATURES

Municipal	8136 Davies Road, Edmonton
Legal	Plan 6214NY; Block 18, Lot 12
Ceiling Height	17' to underside of joist
Year Built	1975
Loading	Four (4) 14' x 14'
HVAC	Forced air unit heaters
Power	200 Amp, 120/220 Volt (TBC by Tenant)
Floor Drains	Trench and sump
Lighting	LED in shop
Construction	Concrete block
Yard Details	Fully paved site
Access	Davies Road
Zoning	IM (Medium Industrial)

LEASING INFO

Vacancy	Main Floor: +/- 6,112 SF Mezzanine: +/- 1,290 SF Total: +/- 7,402 SF
Availability	Immediately
Basic Rent	\$9.79/SF
Op Costs	\$4.33/SF (2024)



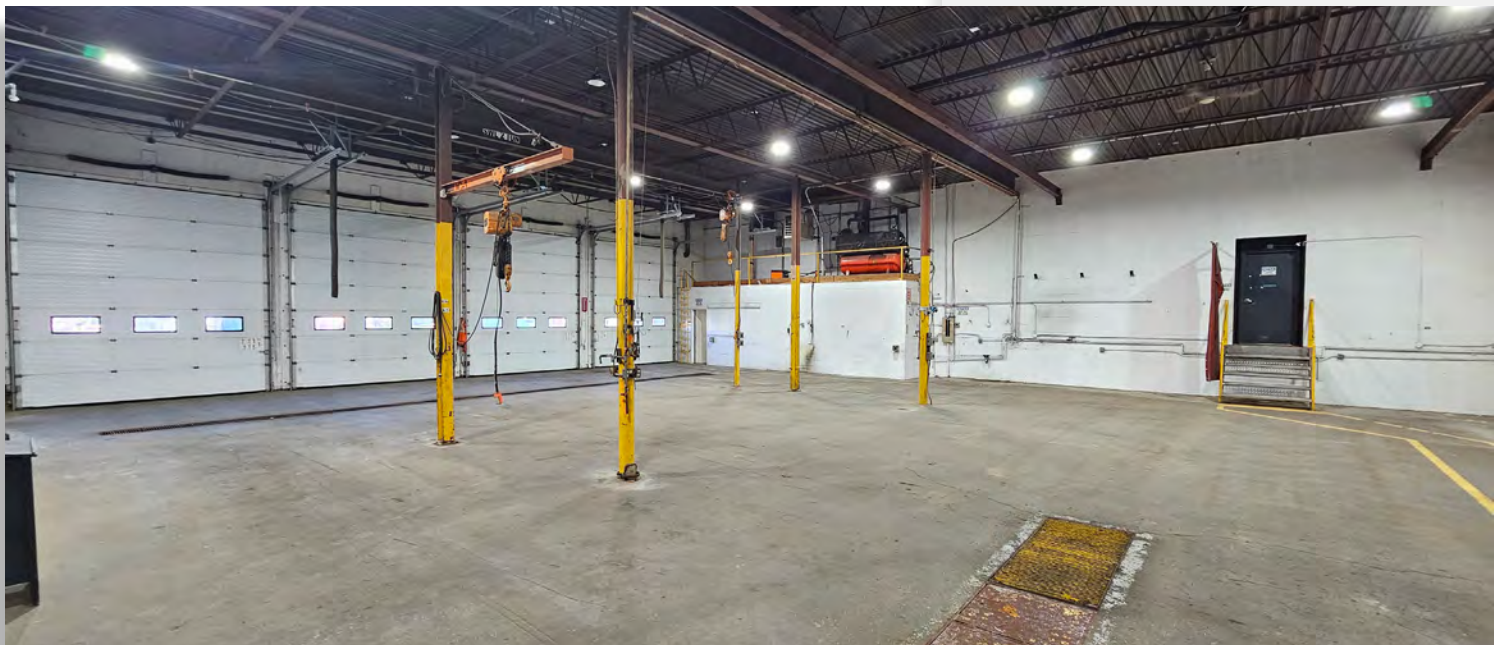
4 GRADE LOADING DOORS

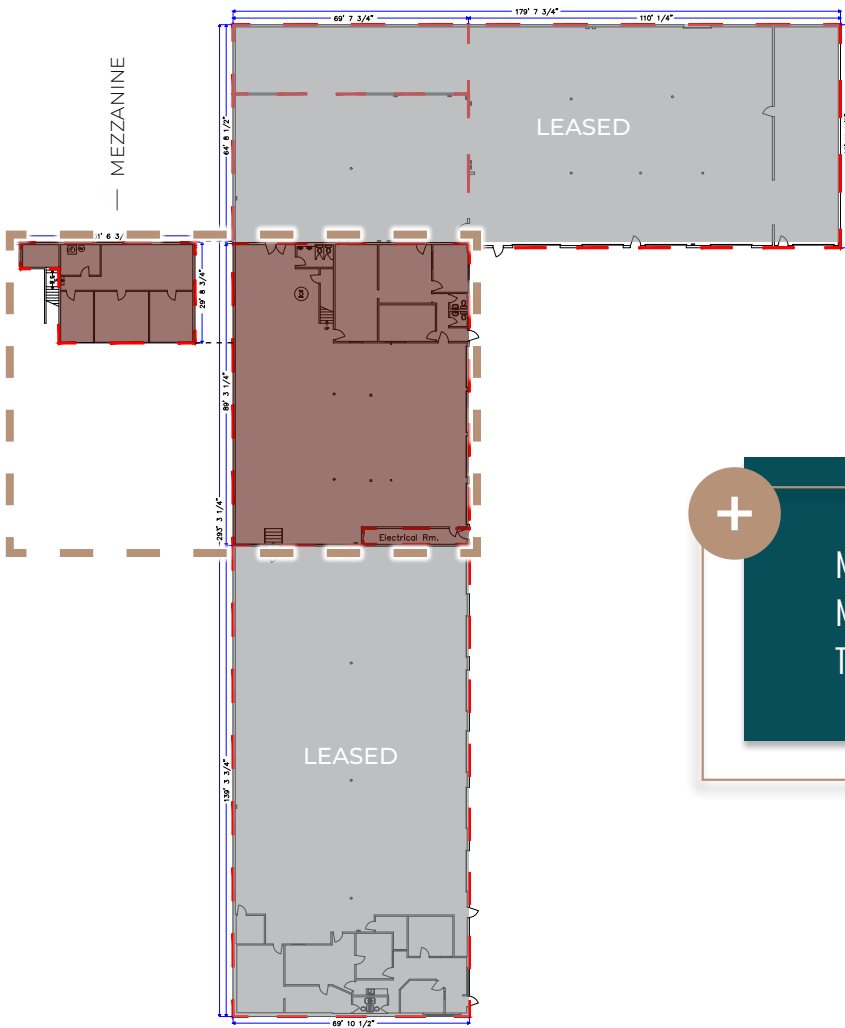
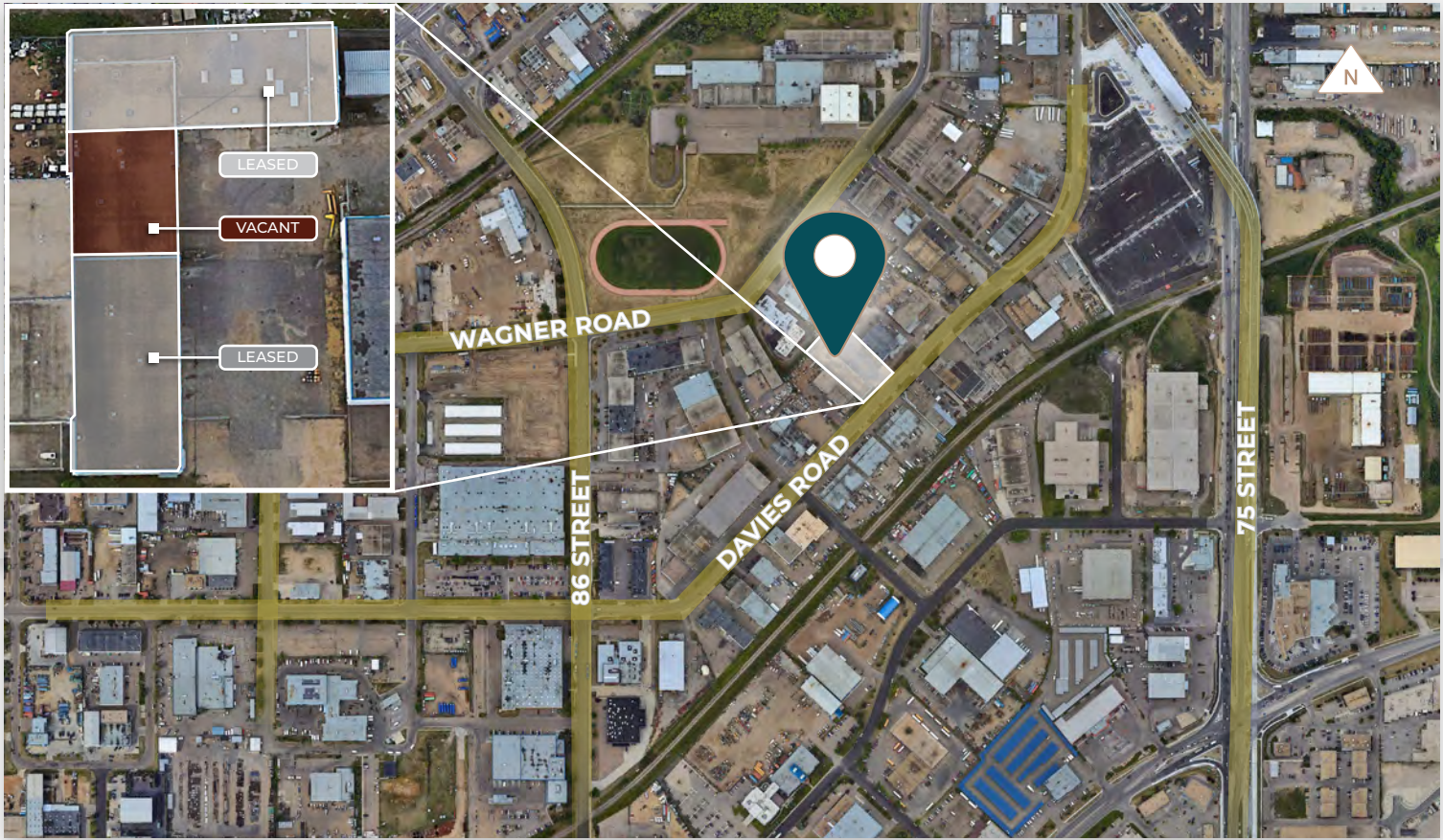


RECENT
IMPROVEMENTS



FENCED AND PAVED SITE





MAIN FLOOR	±6,112 SF
MEZZANINE	±1,290 SF
TOTAL	±7,402 SF



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