

MORRIS INDUSTRIAL BAYS

4312 82 AVENUE | EDMONTON | AB

# INDUSTRIAL FOR LEASE



+/- 2,990 SF

## OFFICE | WAREHOUSE BAY

- Grade loading warehouse with well appointed office space and secure yard
- Air conditioned office space with separate entrance suitable for showroom or higher office uses
- On site management resulting in clean and well-maintained site
- Easy access to major roadways such as 34th Street, 50th Street, Sherwood Park Freeway, and Anthony Henday Dr.

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**Omada**  
COMMERCIAL

# PROPERTY FEATURES

**Vacancy** +/- 2,990 SF

**Available** Immediately

<b>4312</b>	Main Floor	2,080 SF
	Second Floor	910 SF
	Total	2,990 SF

**Municipal** 4312 82 Avenue, Edmonton, AB

**Legal** Plan 7520086; Block 1; Lot 2

**Access** 50th Street, 34th Street

**Zoning** Medium Industrial (IM)

**Basic Rent** \$8.50 PSF

**Op Costs** \$6.00 PSF

**Construction** Concrete Block

**Ceiling** 23' Clear

**Loading** One 12'x12' Powered Grade Door per Bay

**HVAC** Rooftop units in office with A/C  
Forced air overhead units in warehouse

**Power** 120/208V 3PH 4W

**Internet** Fiber available

**Lighting** LED

**Signage** Fascia



GRADE LOADING



WELL MAINTAINED



AMPLE PARKING



KITCHEN

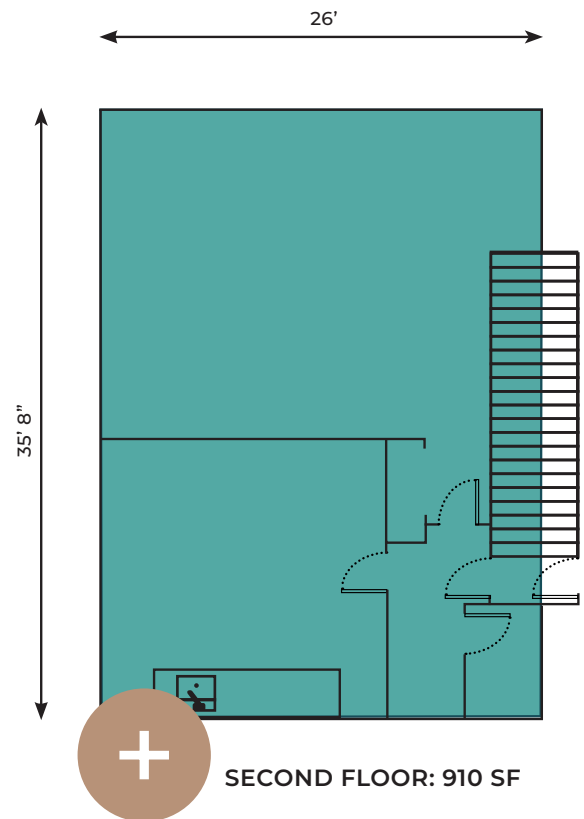
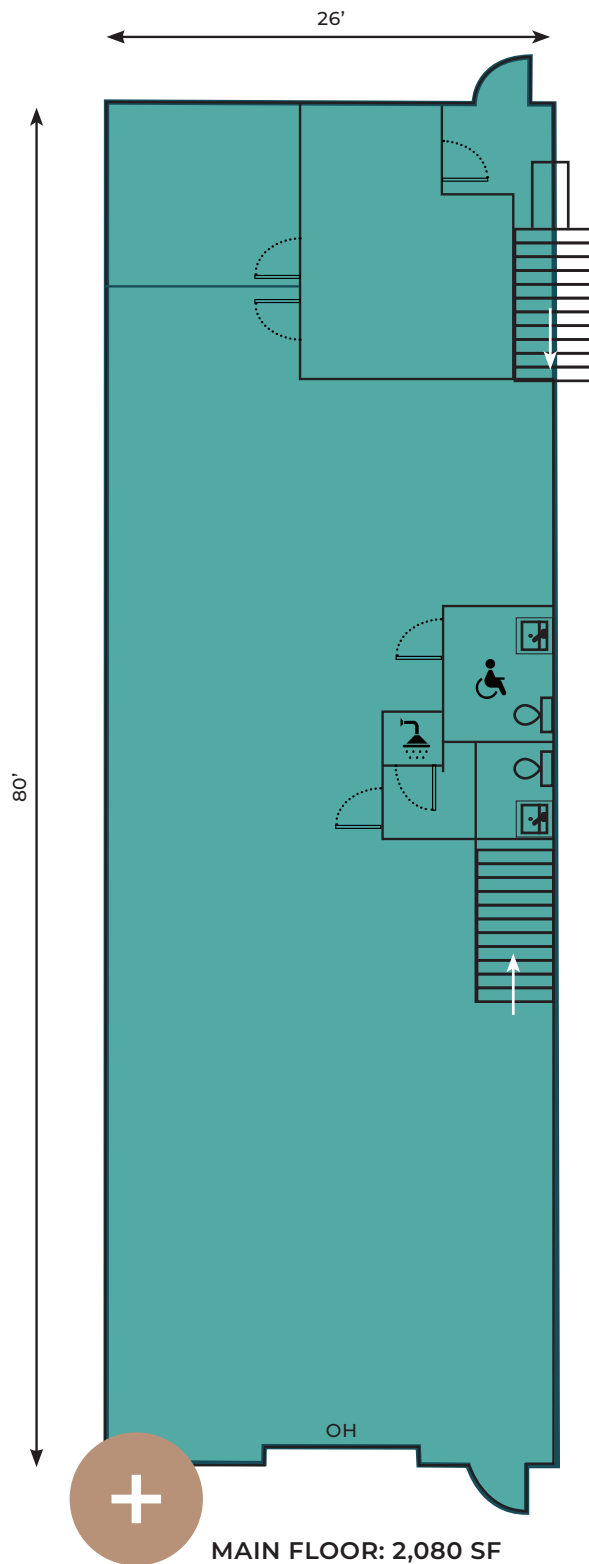


OFFICE

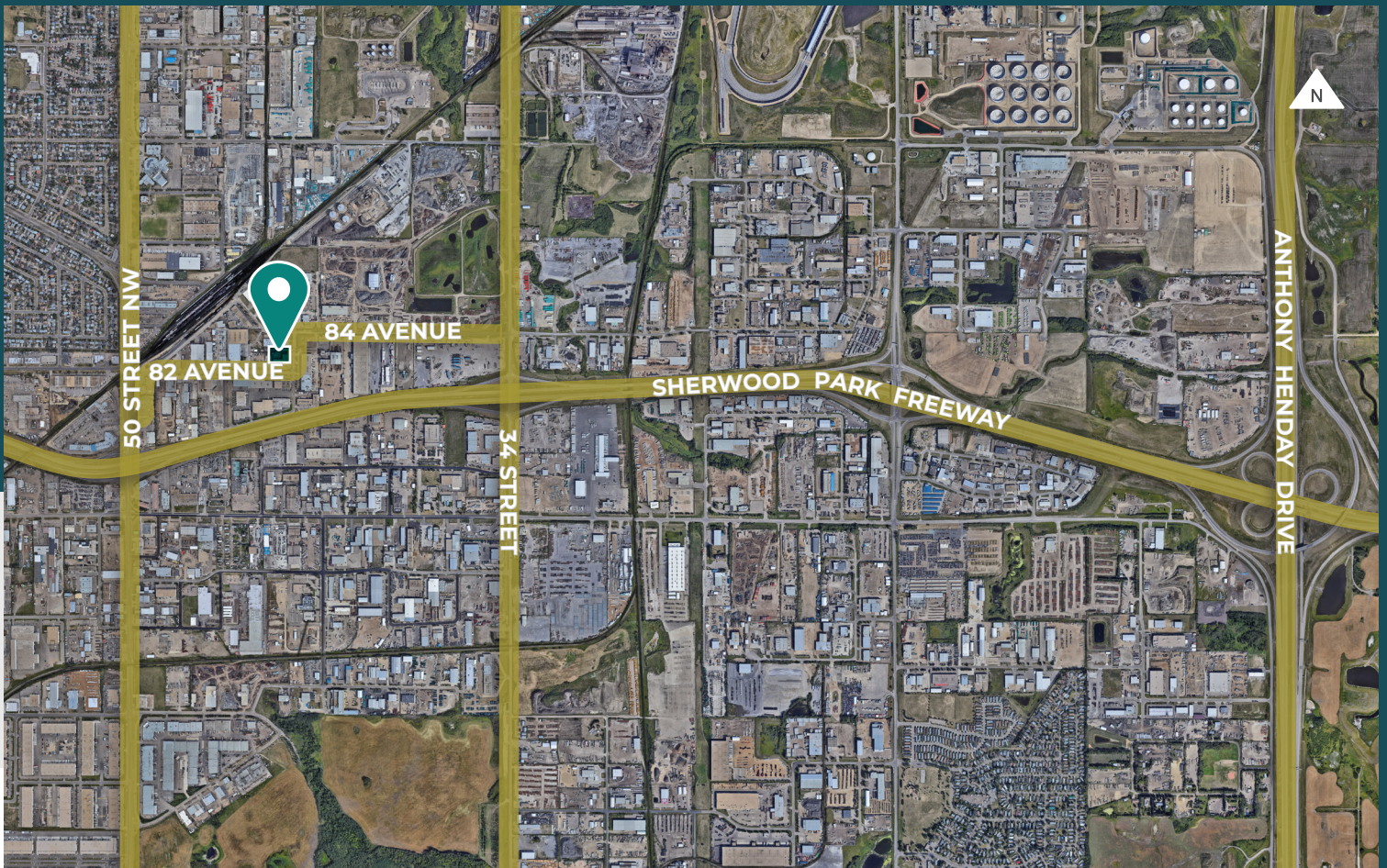


WAREHOUSE

# FLOOR PLAN







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