### **76 AVENUE MULTI**

# 5604/12 76 AVENUE I EDMONTON I AB INDUSTRIAL FOR LEASE



## GRADE LOADING OFFICE/WAREHOUSE BAYS

- ±2,965 4,000 SF grade loading office/warehouse bays with frontage along 76 Avenue
- Industrial Business zoning allows for a wide range of uses
- Office buildout with private offices, kitchenette, large bullpen and reception area
- Located in Davies Industrial East with easy access to Sherwood Park Freeway and 50th Street

### KENT SIMPSON

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ontained herein was obtained from sources deemed to be correctness and completeness of the information, 310524

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GRADE LOADING



**FE** OFFIC

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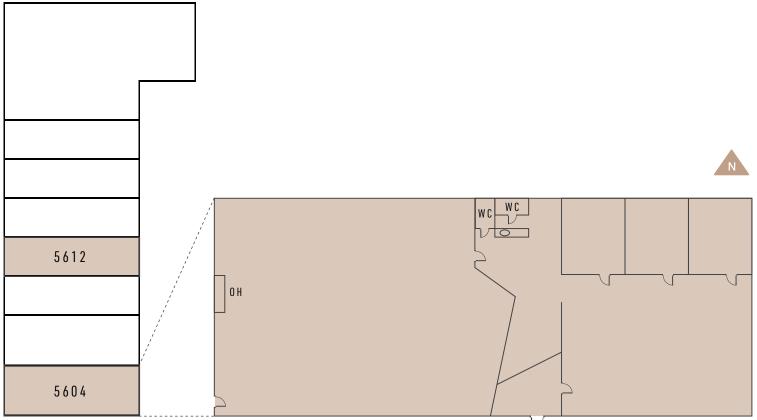
OFFICE BUILDOUT

Vacancy	Unit 5604	Unit 5612		
	±4,000 SF	±2,965 SF		
	Available: Immediately	Available: Immediately		
Municipal	5604/12 76 Avenue, Edmonto	on, AB		
Legal	Plan 9221524, Lot 1A			
Access	76 Avenue			
Zoning	BE (Business Employment)			
<b>Basic Rent</b>	\$9.25 PSF		Construction	Concrete Block
Op Costs	\$5.87 (2024 est.)		Ceiling	16'3" Clear
			Loading	(1) 14' x 12' Grade Loading Door
			HVAC	Forced Air Overhead Unit Heater
			Power	200A, 250V, 3-Phase (TBC by Tenant)

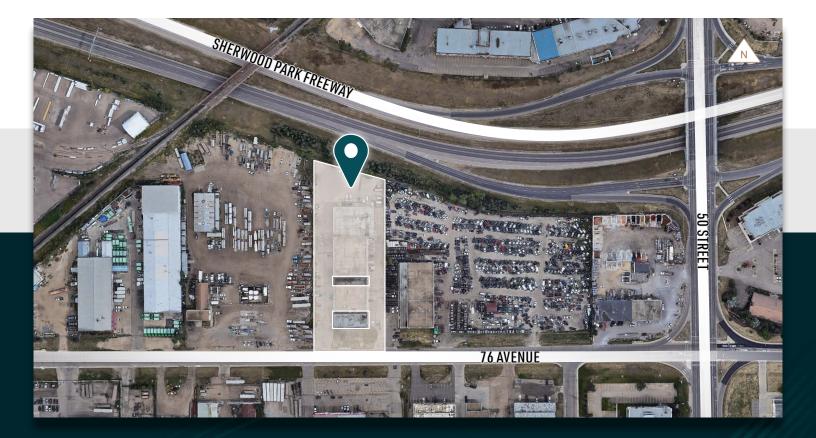
Parking

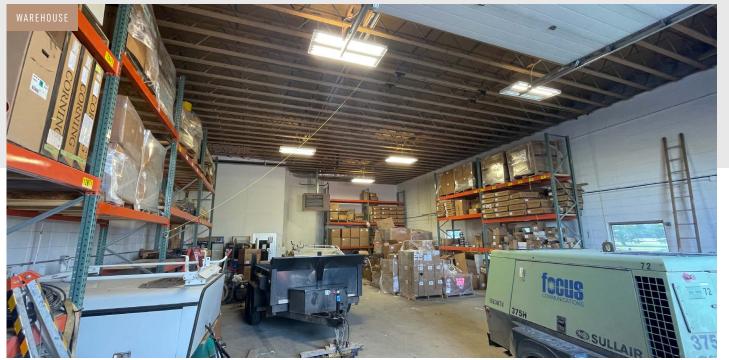
Signage

## FLOOR PLAN

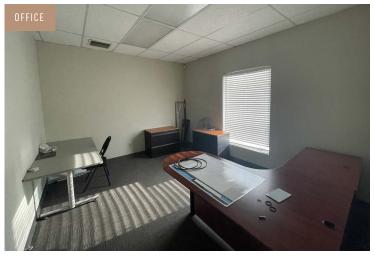


\*Floor plan is not to scale









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5 3 2 0 OMADA COMMERCIAL 1400 Phipps-McKinnon Building 10020 101A Ave, Edmonton AB T5J 3G2

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