

76 AVENUE MULTI

5604/12 76 AVENUE | EDMONTON | 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

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[76 AVENUE MULTI]



GRADE LOADING



IB ZONED



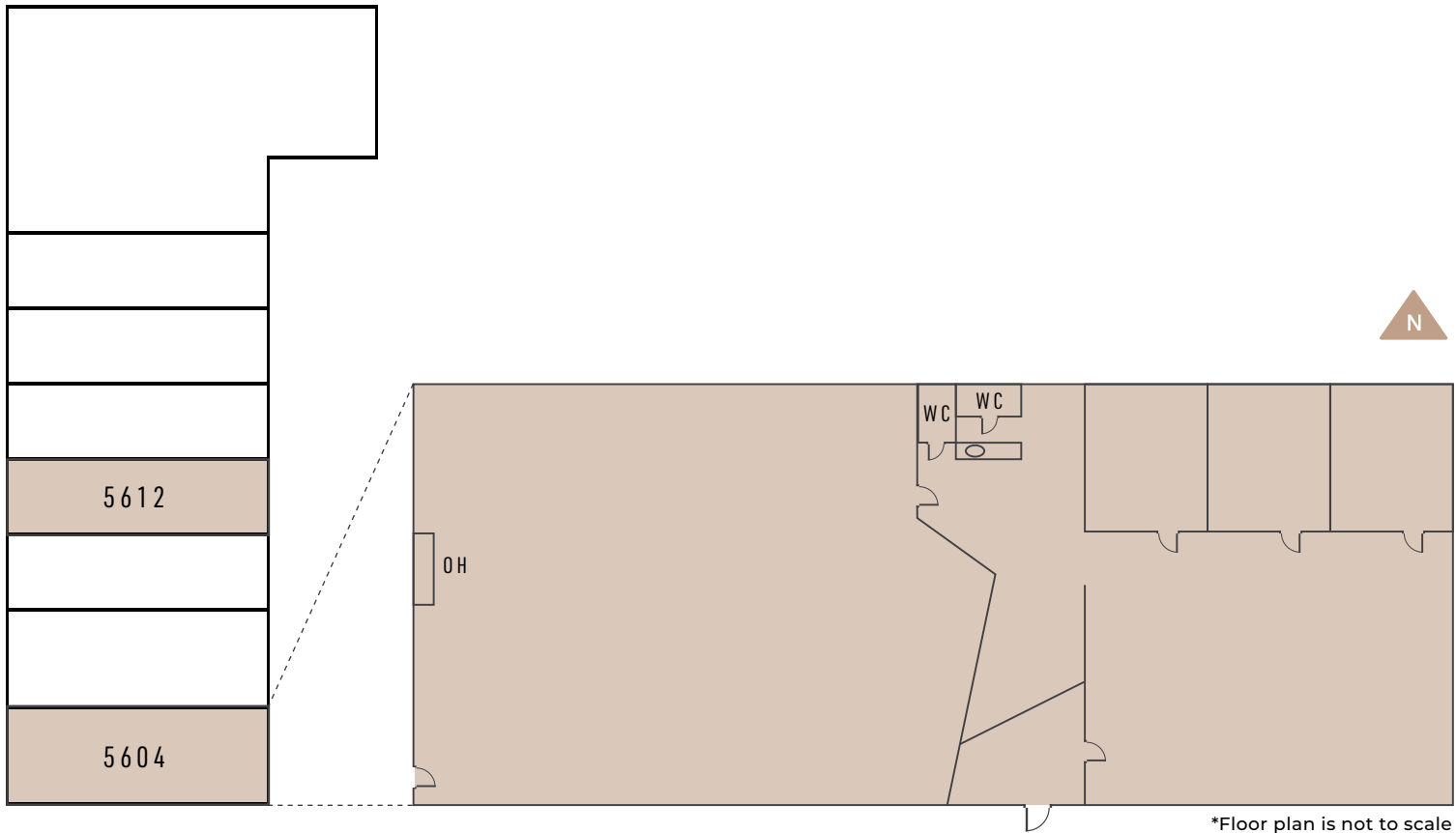
OFFICE BUILDOUT

| Vacancy | Unit 5604 | Unit 5612 |
|---------|-------------------------------|-------------------------------|
| | ±4,000 SF | ±2,965 SF |
| | Available: Immediately | Available: Immediately |

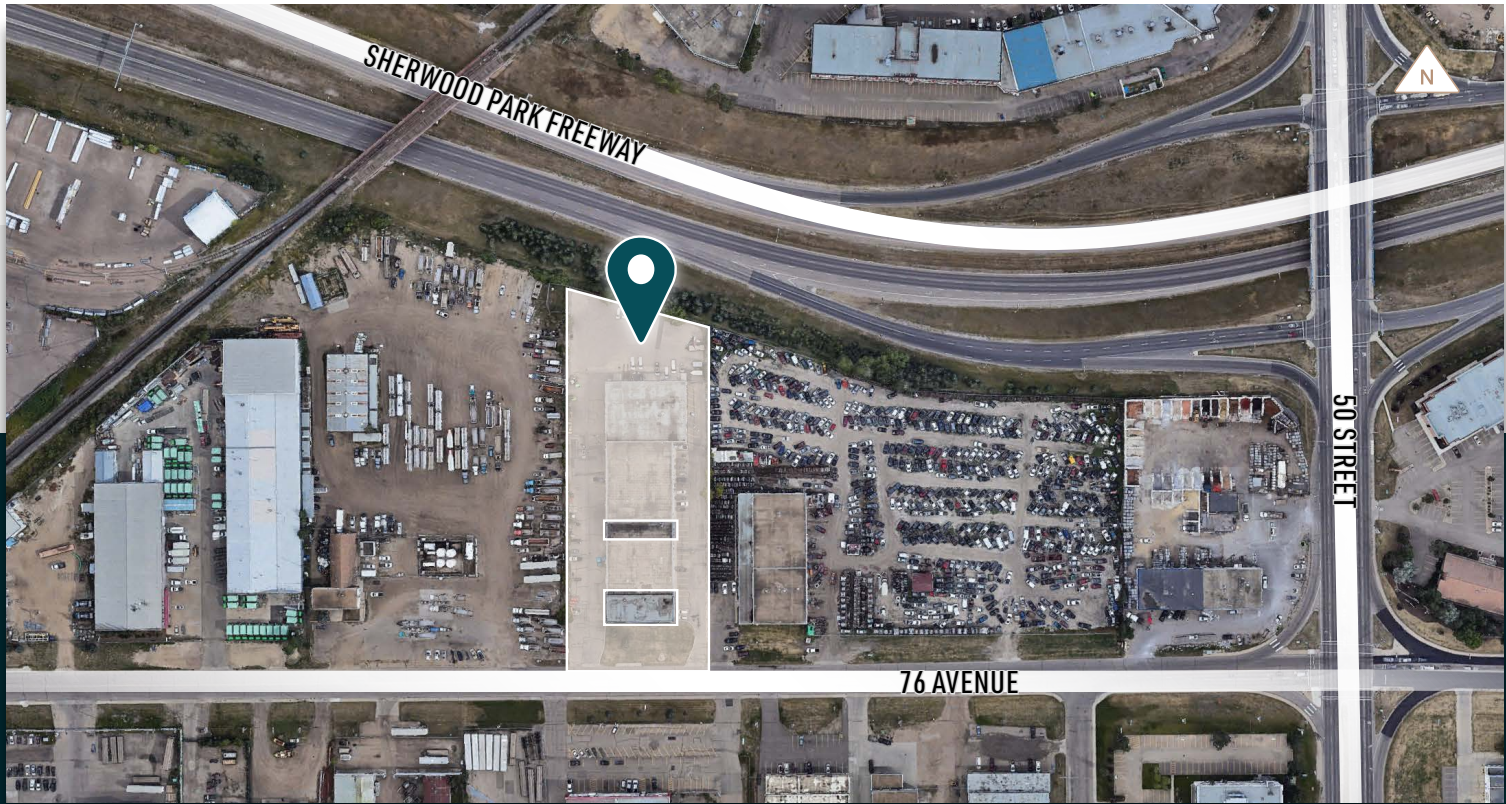
| | |
|-------------------|--|
| Municipal | 5604/12 76 Avenue, Edmonton, AB |
| Legal | Plan 9221524, Lot 1A |
| Access | 76 Avenue |
| Zoning | BE (Business Employment) |
| Basic Rent | \$9.25 PSF |
| Op Costs | \$5.87 (2024 est.) |

| | |
|---------------------|-------------------------------------|
| Construction | Concrete Block |
| 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 | Ample |
| Signage | Fascia |

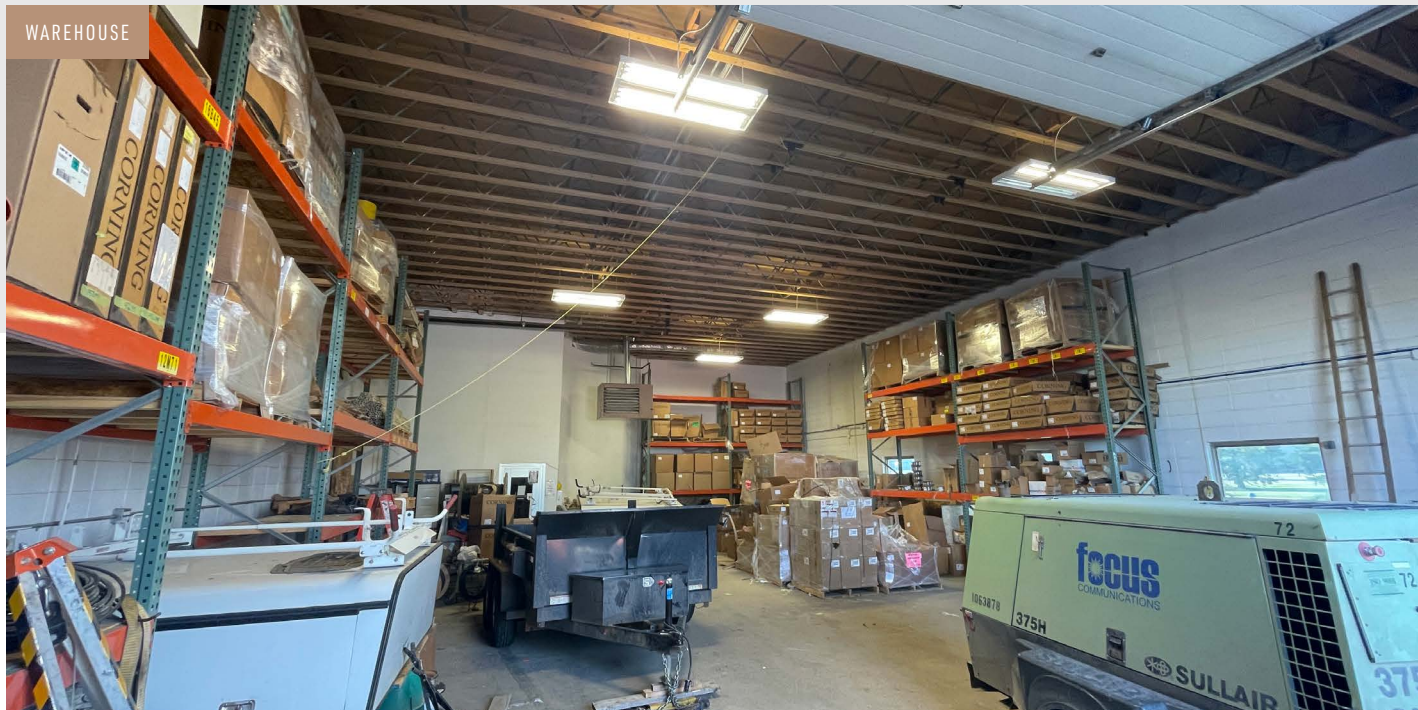
FLOOR PLAN



*Floor plan is not to scale

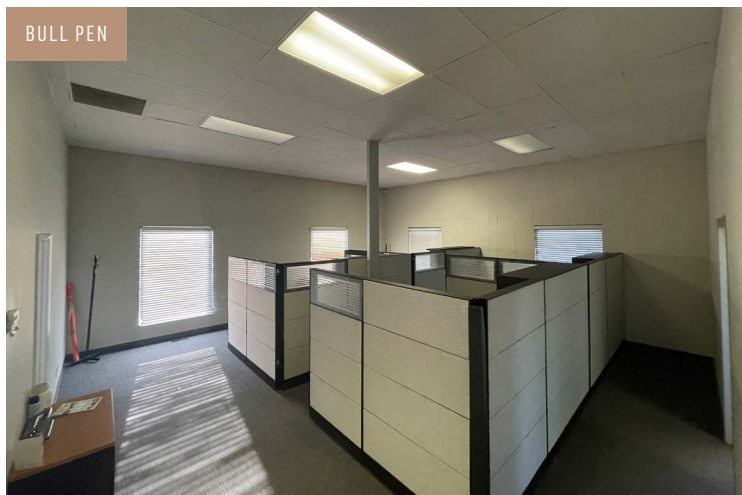


WAREHOUSE

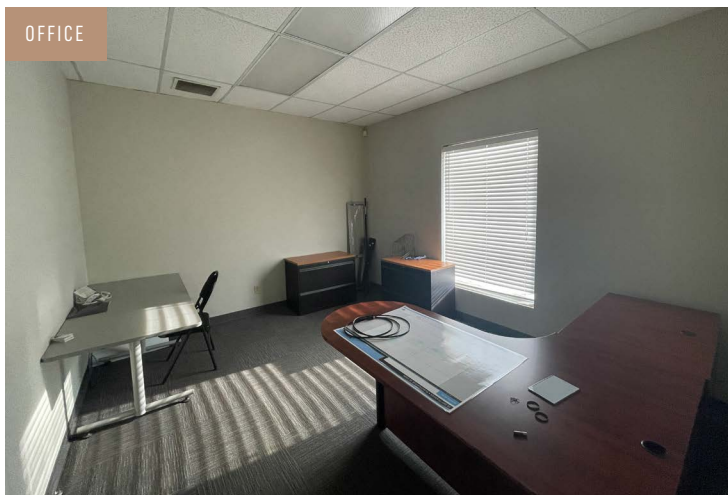


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BULL PEN



OFFICE



KITCHEN



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