

| STRATHCONA COUNTY MULTI BAY |

8417-8419 24 STREET NW | EDMONTON | AB

# INDUSTRIAL FOR LEASE



## OFFICE/WAREHOUSE BAY WITH GRADE LOADING

- +/- 6,447 SF warehouse space with multiple grade loading doors
- The subject property comes equipped with storage mezzanine and main floor office buildout
- Shared paved yard with two ingress/egress points
- Interior upgrades scheduled including new carpet, new paint, and LED lighting
- Strategically located minutes from Sherwood Park Freeway and Anthony Henday
- Take advantage of an Edmonton address situated within Strathcona County and benefit from the lower operating costs

### BRONWYN SCRIVENS

Associate Broker

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**Omada**  
COMMERCIAL



# PROPERTY FEATURES

Unit 8417/19	Size: +/- 6,447 SF Available: January 1, 2024
Municipal	8417-8419 24 Street, Edmonton
Legal	Plan 4452TR, Block 2, Lots 8 & 9
Access	24 Street, 84 Avenue
Zoning	Medium Industrial (IM)
Basic Rent	\$9.00 PSF
Op Costs	\$4.29 PSF
Year Built	1987
Construction	Concrete Block
Ceiling	18.5' Clear
Loading	Unit 8417/19: (2) Grade Doors
HVAC	Warehouse: Forced air overhead units Office: Rooftop Units
Power	225A, TBC by Tenant
Internet	TBC
Lighting	TBC
Yard Details	Concrete Paved
Parking	Ample free parking
Signage	Fascia



FLEXIBLE ZONING



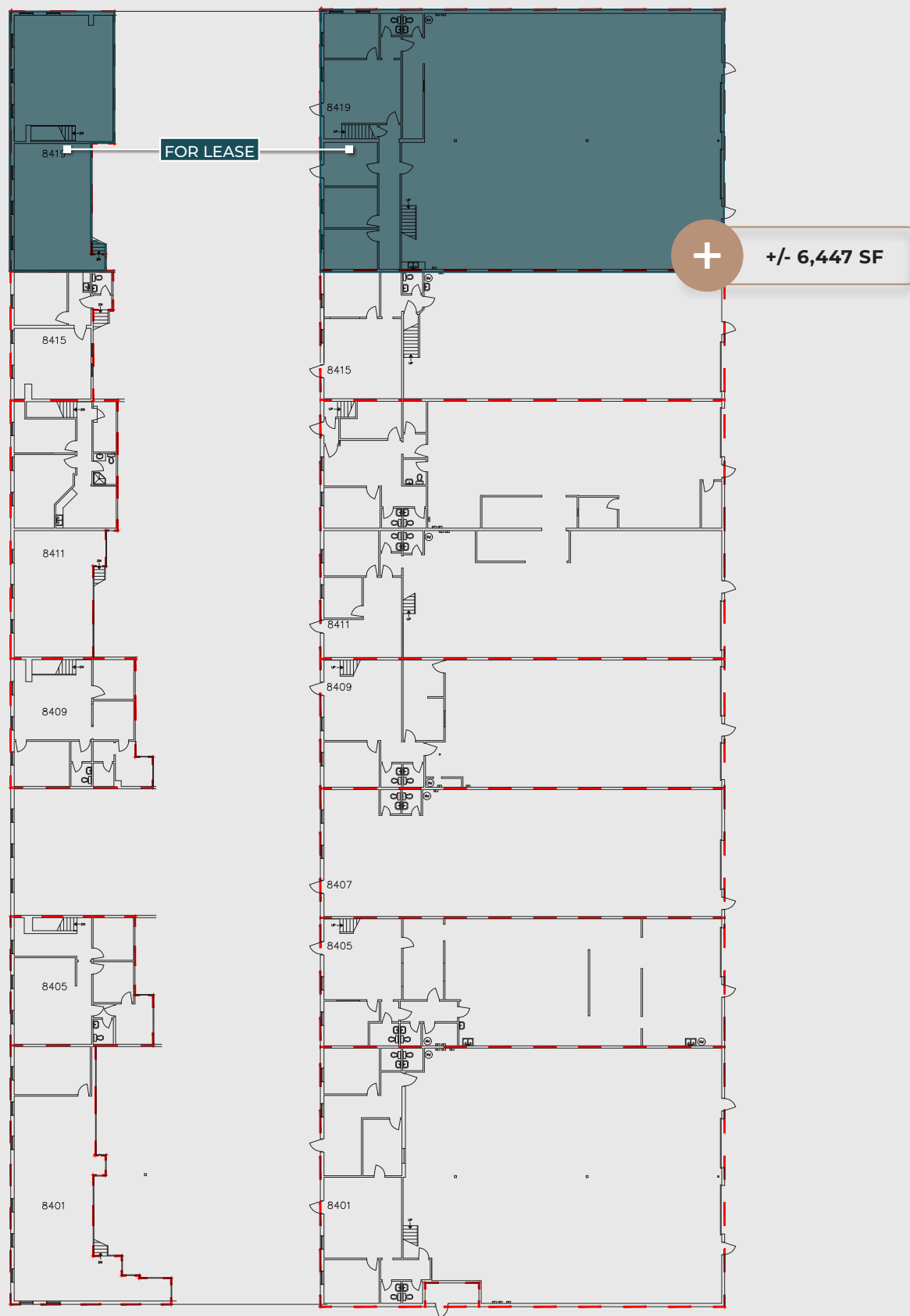
GRADE LOADING



WELL SITUATED



# FLOOR PLAN







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