

## NAEJA LABORATORY BUILDING

4294 91A Street, Edmonton, AB

# INDUSTRIAL FOR LEASE

WAREHOUSE  
LAB  
OFFICE  
FENCED YARD



- ±8,797 SF built-out laboratory, office, warehouse, and fenced yard
- Bonus warehouse mezzanine and second floor office providing over 3,800 SF rent free to prospective tenants
- Dock loading bay with large marshalling area and ±5,929 SF fenced yard available for lease
- Landlord open to reconfigure space to suit prospective tenants
- Flexible BE (Business Employment) zoning is ideal for a range of R&D, office-heavy users, and traditional warehouse operators from various industries with complimentary existing tenant mix near Edmonton Research Park
- Good access off major arterial roadways including 91 Street, 23 Avenue, and Calgary Trail / Gateway Boulevard

### NICOLE MCKAY

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DOCK LOADING WAREHOUSE



BUILT-OUT LABORATORY



FENCED YARD AVAILABLE

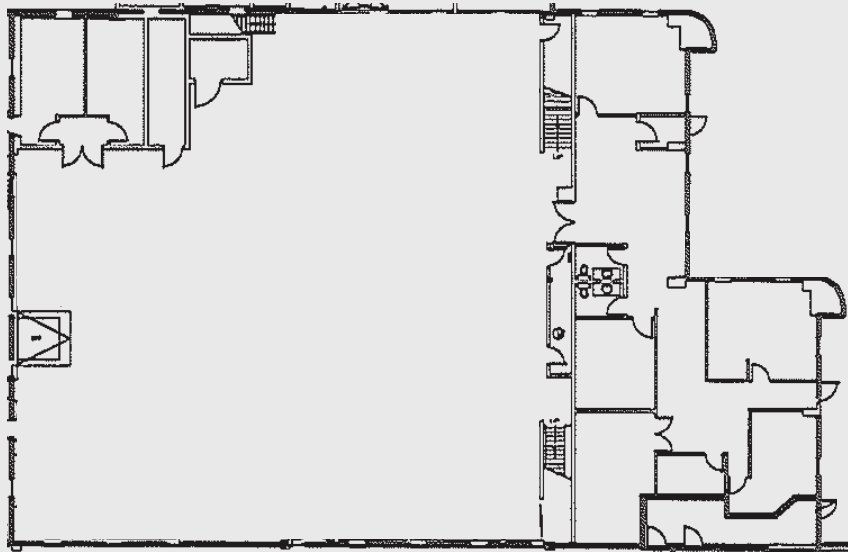
## PROPERTY FEATURES

<b>Vacancy</b>	<b>Total Rentable Area:</b> ±8,727 SF
	<b>Total Bonus Area*:</b> ±3,842 SF
	<b>Total Usable Area:</b> ±12,569 SF
	<i>*2,197 SF second floor office + 1,645 SF mezz</i>

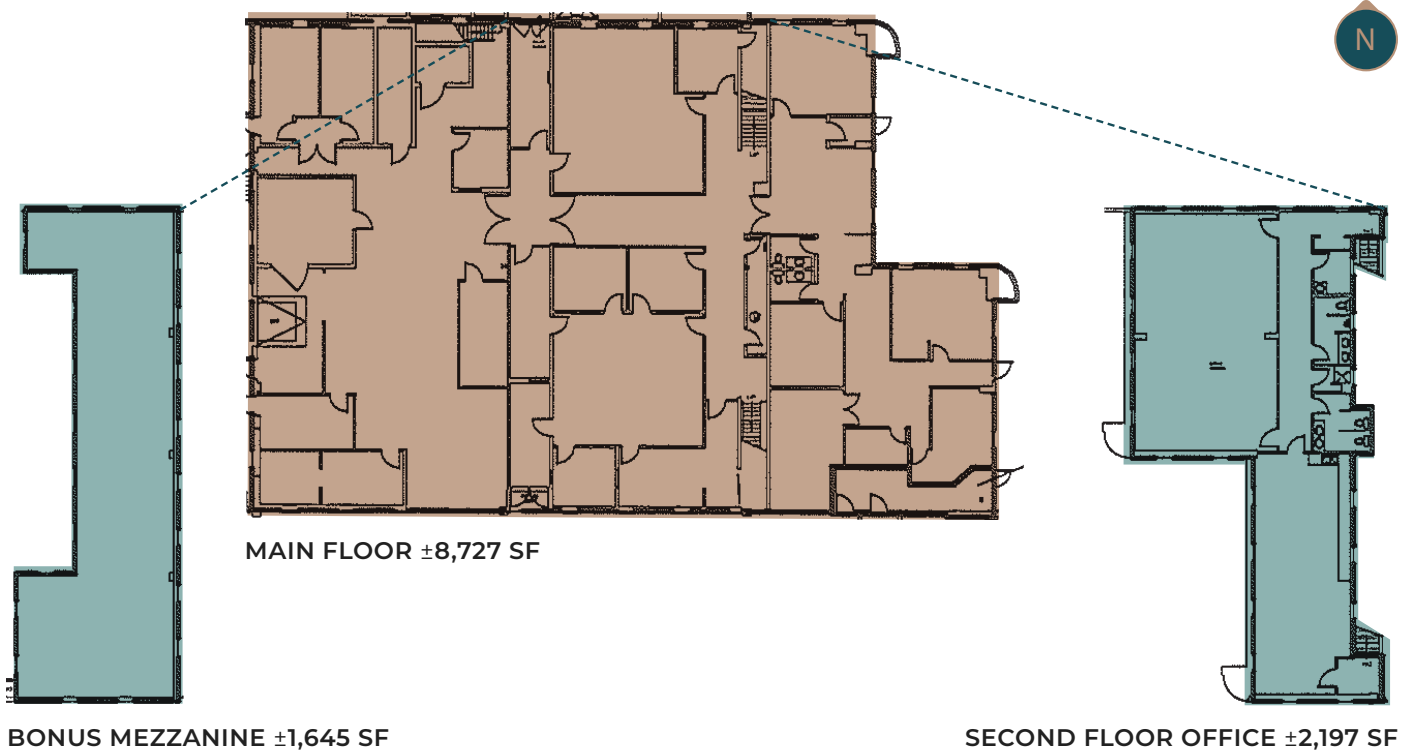
<b>Fenced Yard</b>	±5,929 SF
<b>Available</b>	Immediately
<b>Municipal</b>	4294 91A Street, Edmonton, AB
<b>Legal</b>	Plan 7721479, Block 22, Lot 1
<b>Access</b>	91A Street
<b>Zoning</b>	<u>BE (Business Employment)</u>

<b>Basic Rent</b>	\$12.00 PSF
<b>Yard Rent</b>	\$1.50 PSF
<b>Op Costs</b>	\$11.86 PSF (est. 2025) incl. utilities
<b>HVAC</b>	Office: A/C Warehouse: Gas fired OH heaters RTUs: (2) 5-ton & (1) 6-ton
<b>Power</b>	100A 240V 3P; 220A 240V 3P; 200A 600V 3P; 225A 240V 3P (TBC by tenant)
<b>Internet</b>	Fibre installed
<b>Parking</b>	Scramble
<b>Signage</b>	Fascia

# PROPOSED MAIN FLOOR PLAN



## EXISTING FLOOR PLANS

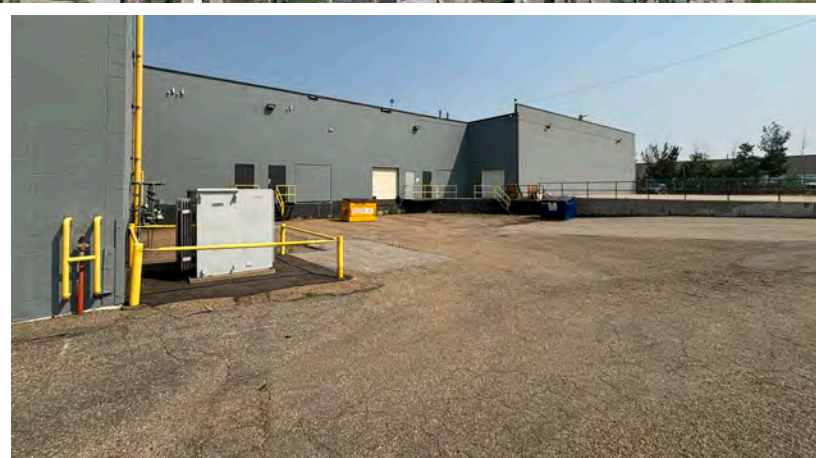
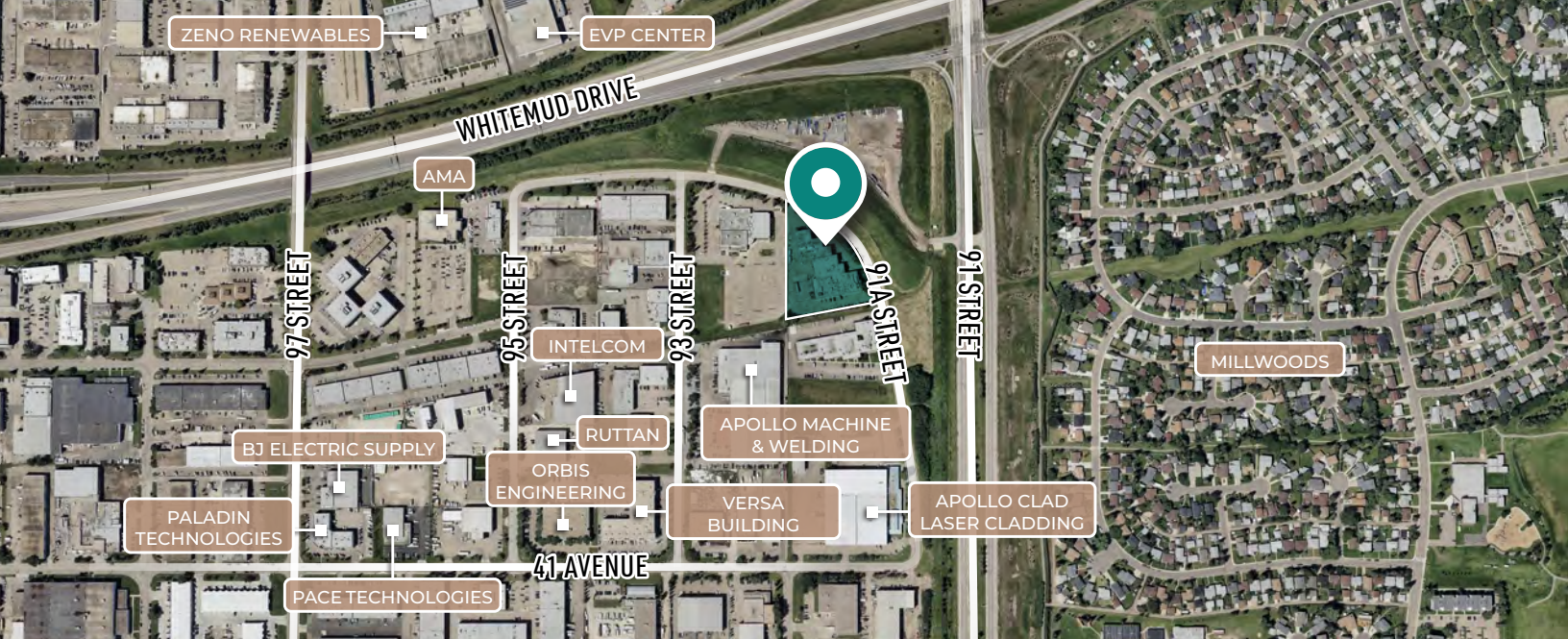


MAIN FLOOR ±8,727 SF

BONUS MEZZANINE ±1,645 SF

SECOND FLOOR OFFICE ±2,197 SF





## CONTACT US

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