

| +/- 1,875 SF |

INDUSTRIAL FOR SUBLEASE



98 STREET SUBLEASE

3610 98 Street, Edmonton, AB

- **+/- 1,875 SF Grade Loading Warehouse**
- South central industrial bay with small office buildout and grade loading
- Warehouse includes sump, shop sink, and bonus mezzanine for additional storage
- Easy access to many arterial roadways such as 99 Street, Whitemud Drive, and Anthony Henday Drive

NICOLE MCKAY

Associate

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CAM PICKETTS

Partner | Broker

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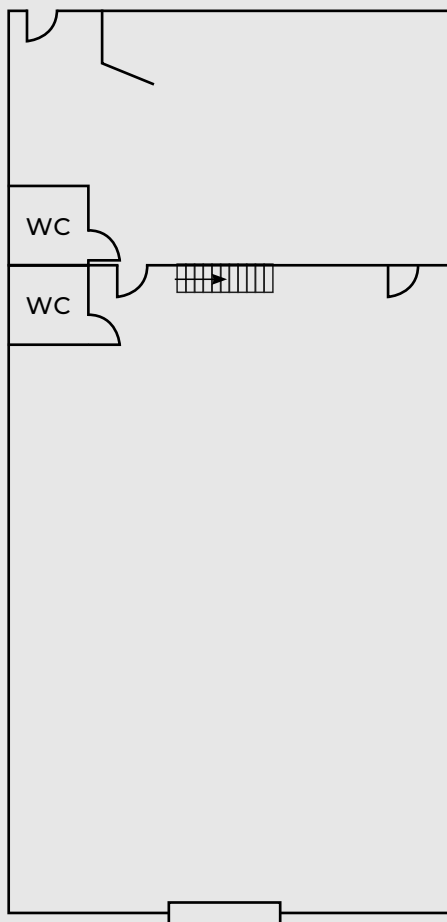
cam.picketts@omada-cre.com

VACANCY DETAILS

Vacancy	+/- 1,875 SF
Available	Immediately
Expiry	February 28, 2027
Municipal	3610 98 Street, Edmonton, AB
Legal	Plan 7920813, Block 4, Lot 7
Access	98 Street
Zoning	Medium Industrial (IM)
Basic Rent	Starting at \$9.50 PSF
Op Costs	\$6.50 PSF (2025 est.)

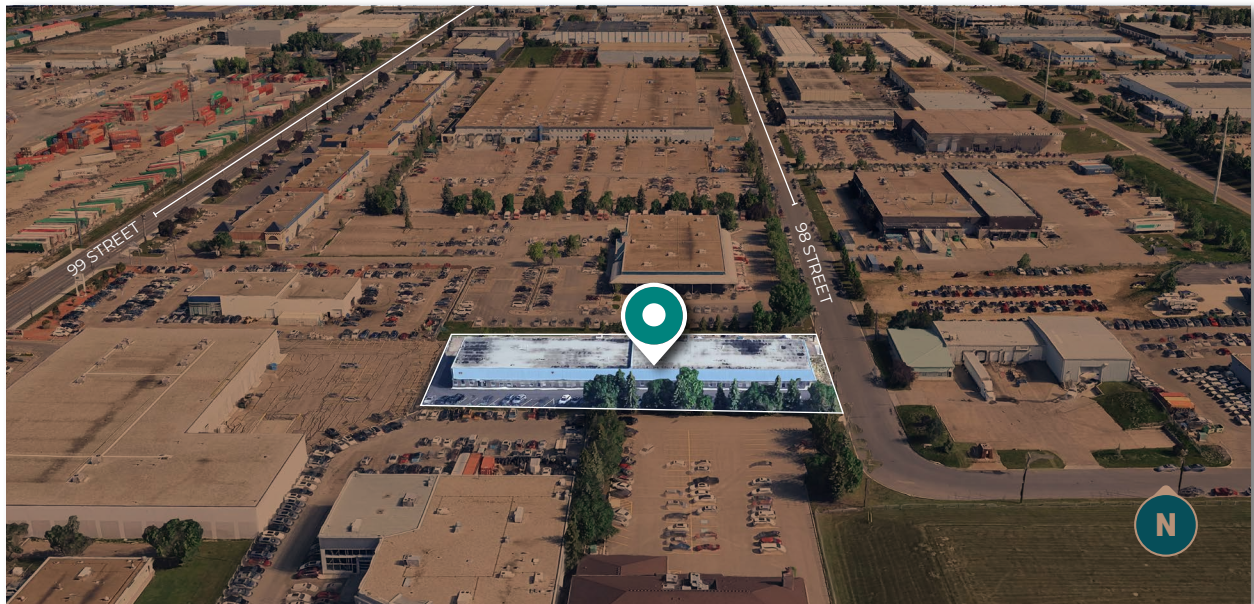
Ceiling	18' Clear
Grade Loading	One (1) 12' x 14 Door
HVAC	Forced Air OH Units
Lighting	T5
Power	200A, 120/208V, 3-Phase (TBC by sub-tenant)
Sump	Dual compartment
Signage	Fascia

FLOOR PLAN



MEZZANINE





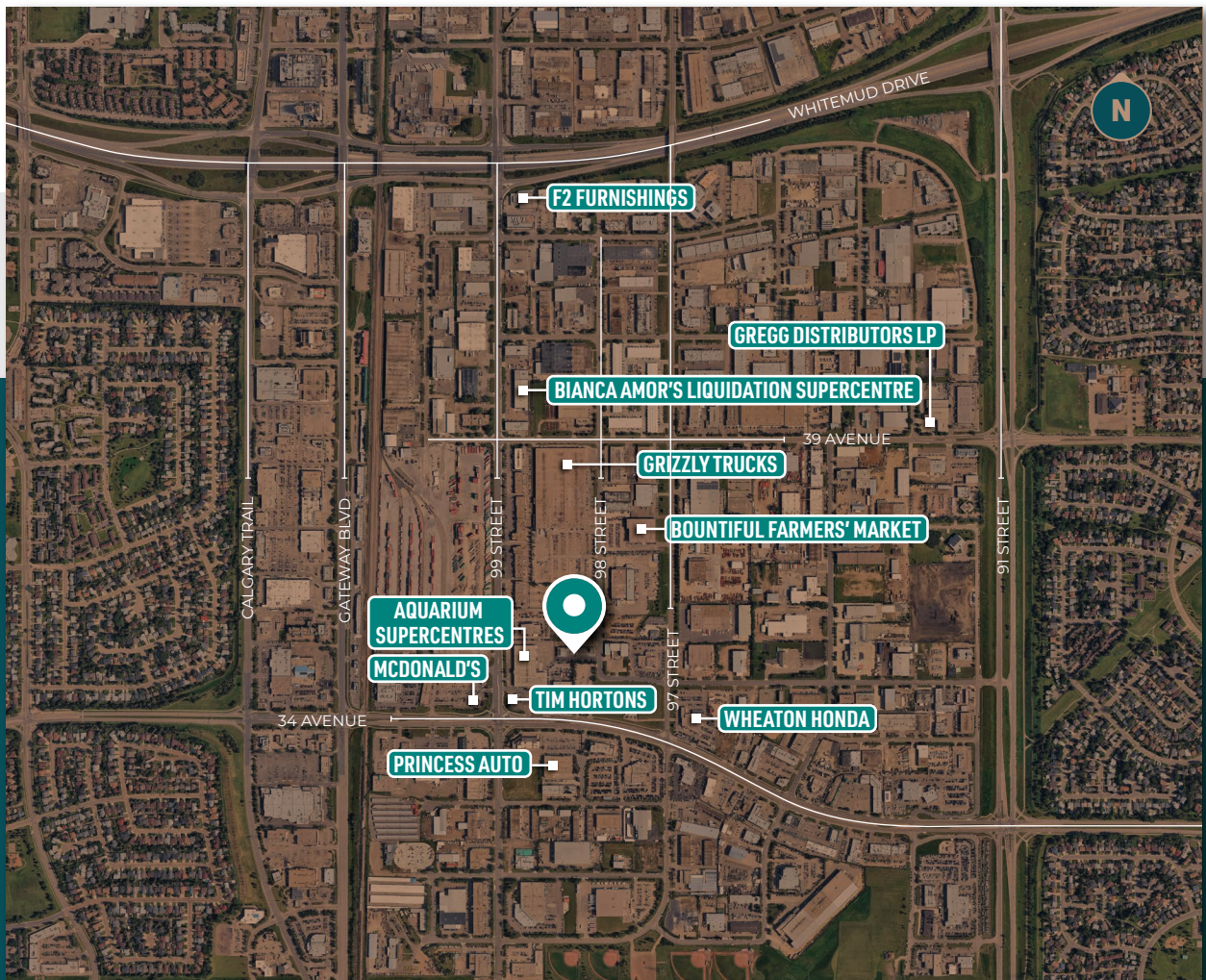
GRADE LOADING

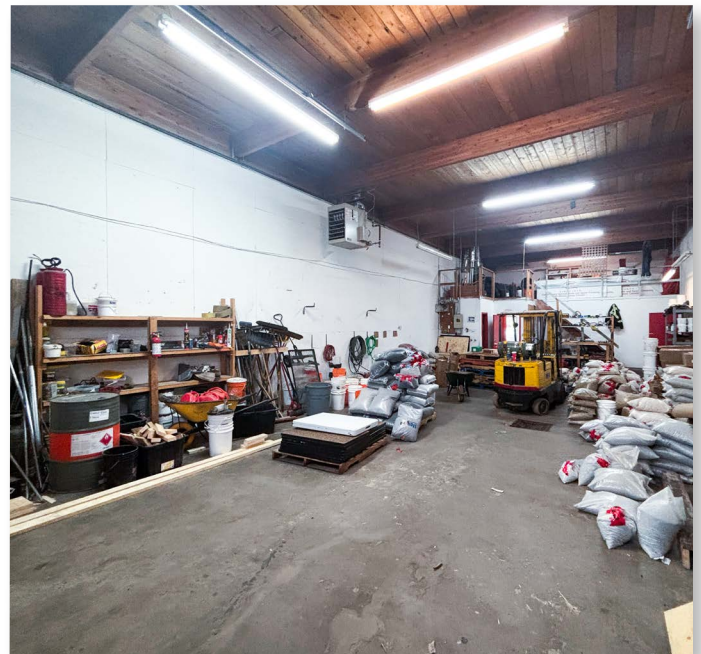
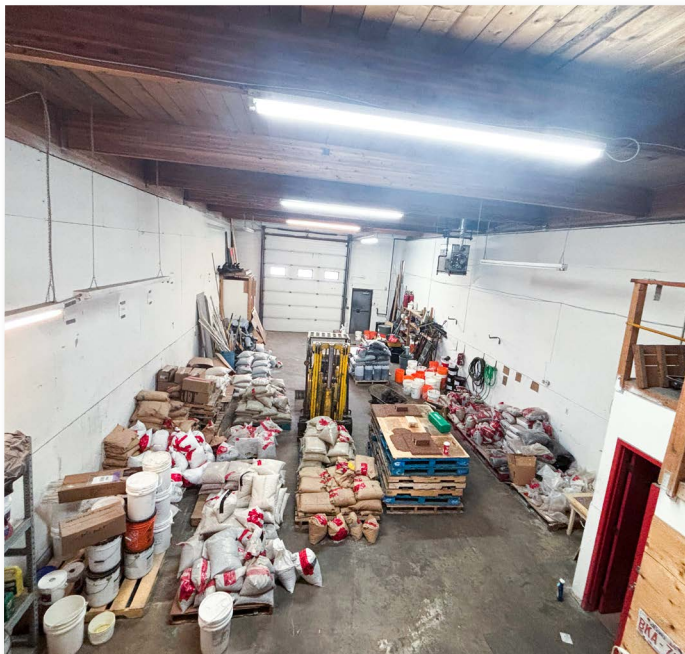


SOUTH CENTRAL
LOCATION



BONUS MEZZANINE





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