

## RMS BLOCK

8212 43 Street, Edmonton, AB

± 3,345 SF  
GRADE LOADING  
WAREHOUSE & SHOWROOM

# INDUSTRIAL FOR LEASE

### NICOLE MCKAY

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### CAM PICKETTS

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- **Functional showroom/office buildout across two floors**
- Easy access to major roadways such as 34<sup>th</sup> Street, 50<sup>th</sup> Street, and Sherwood Park Freeway
- Bright second floor office buildout with separate entrance and access to warehouse, offering tenants flexibility on usage
- On-site management resulting in clean and well-maintained site
- Fenced and secured shared yard for additional parking

# PROPERTY FEATURES

Vacancy	Main Floor: ± 2,243 SF (402 SF Office / 1,841 SF Warehouse) Second Floor: ± 1,102 SF (net rent free) Total: ± 3,345 SF
Available	April 1, 2026
Municipal	8212 43 Street, Edmonton, AB
Legal	Plan 7520086; Block 1; Lot 2
Access	50th Street, 34th Street
Zoning	<a href="#">Medium Industrial (IM)</a>
Basic Rent	\$10.00 PSF
Op Costs	\$6.97 PSF (2025 est.)
Construction	Concrete Block
Ceiling	23' Clear
Loading	One 12'x12' Powered Grade Door
HVAC	Rooftop units in office with A/C Forced air overhead units in warehouse
Power	250A, 120/208V 3-Phase (TBC by Tenant)
Drainage	Sump
Internet	Fiber available
Lighting	LED
Signage	Fascia



SECOND FLOOR NET  
RENT FREE



FUNCTIONAL LAYOUT



SECURE SHARED YARD



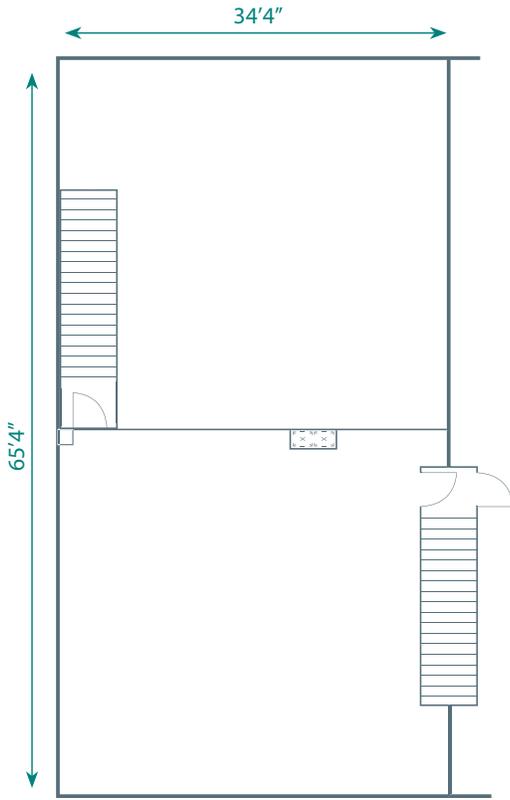
GRADE LOADING



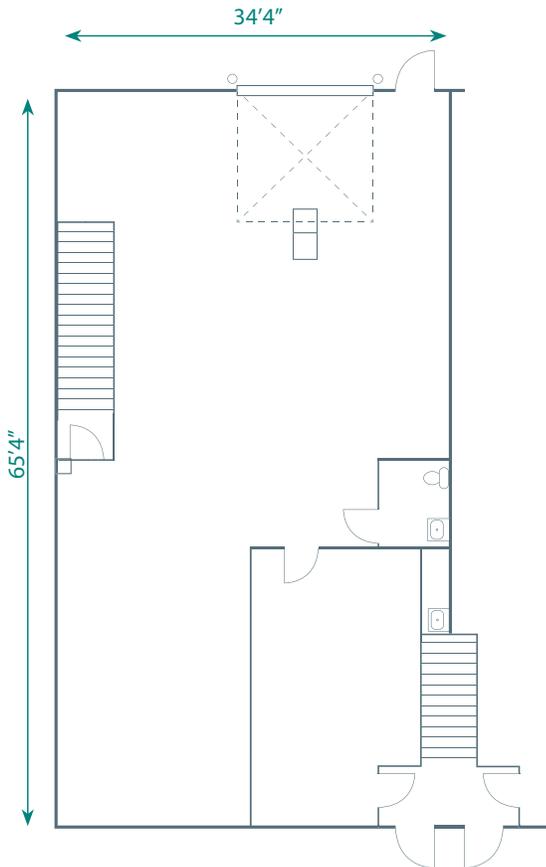
ON-SITE MANAGEMENT

# FLOOR PLAN

SECOND FLOOR



MAIN FLOOR



# CONTACT US

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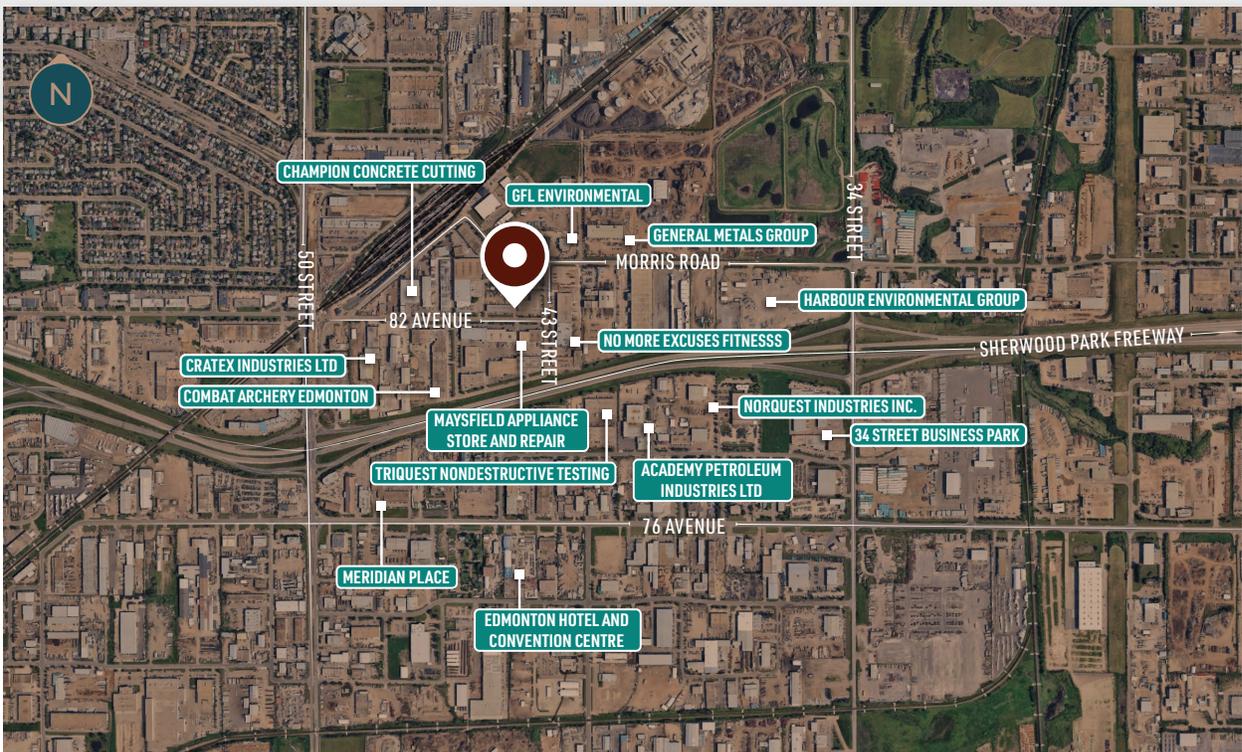
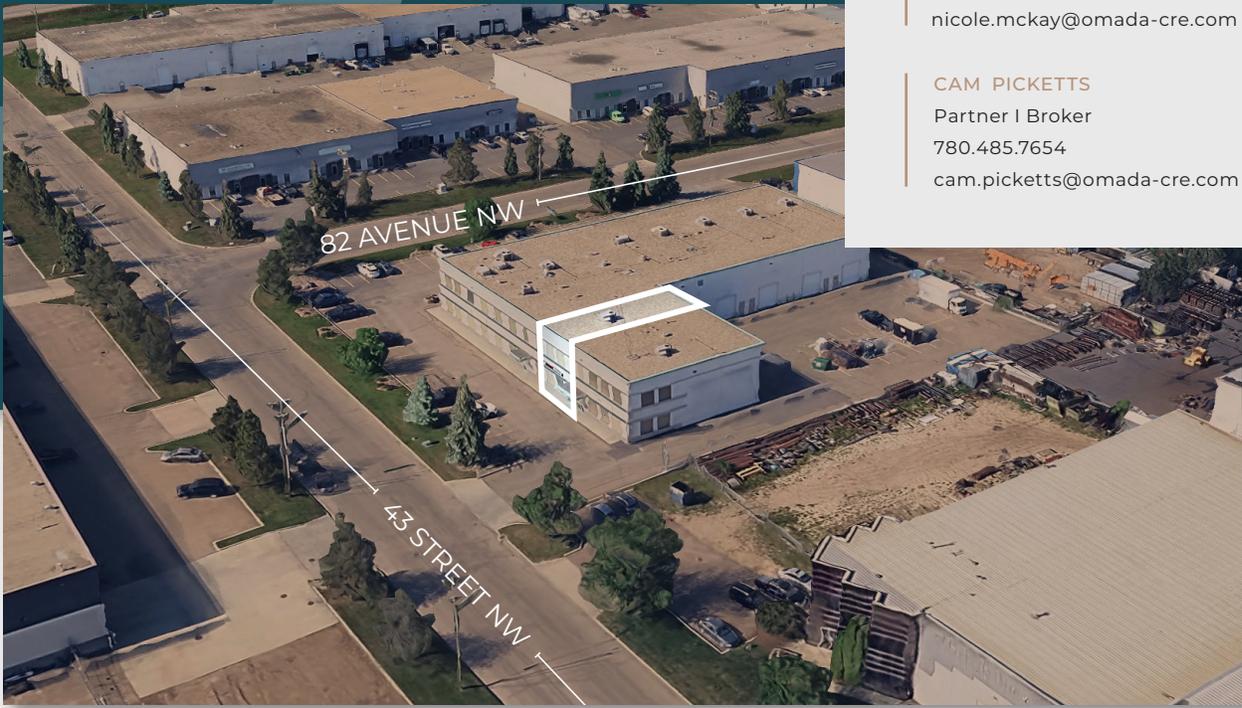
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