

RMS BLOCK

8216 43 Street, Edmonton, AB

± 3,378 SF

GRADE LOADING

WAREHOUSE & SHOWROOM

INDUSTRIAL FOR LEASE

NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com

CAM PICKETTS

Partner | Broker

780.485.7654

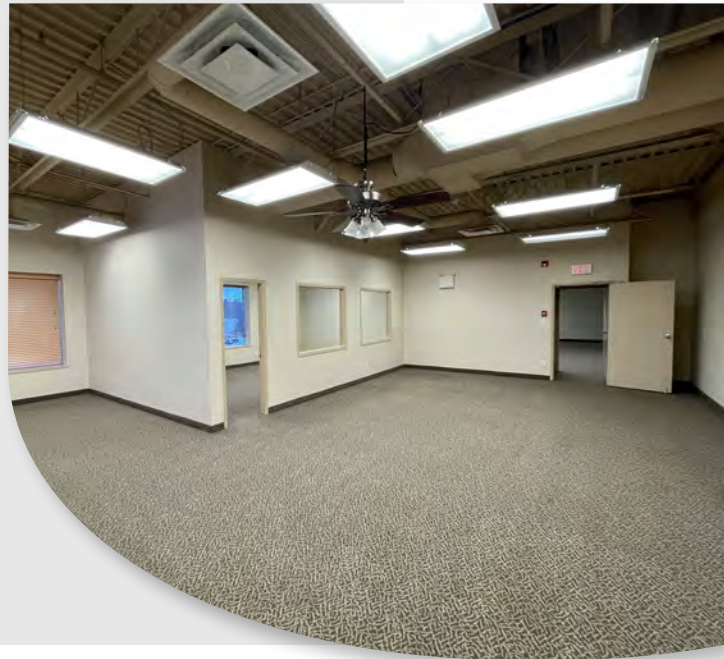
cam.picketts@omada-cre.com



- **End cap unit with grade loading and functional showroom/office buildout across two floors**
- Easy access to major roadways such as 34th Street, 50th Street, and Sherwood Park Freeway
- Functional showroom space with kitchenette, multiple windows, and barrier-free washroom
- 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: ± 2,265 SF Second Floor: ± 1,113 SF (net rent free) Total: ± 3,378 SF
Available	Immediately
Municipal	8216 43 Street, Edmonton, AB
Legal	Plan 7520086; Block 1; Lot 2
Access	50th Street, 34th Street
Zoning	Medium Industrial (IM)
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

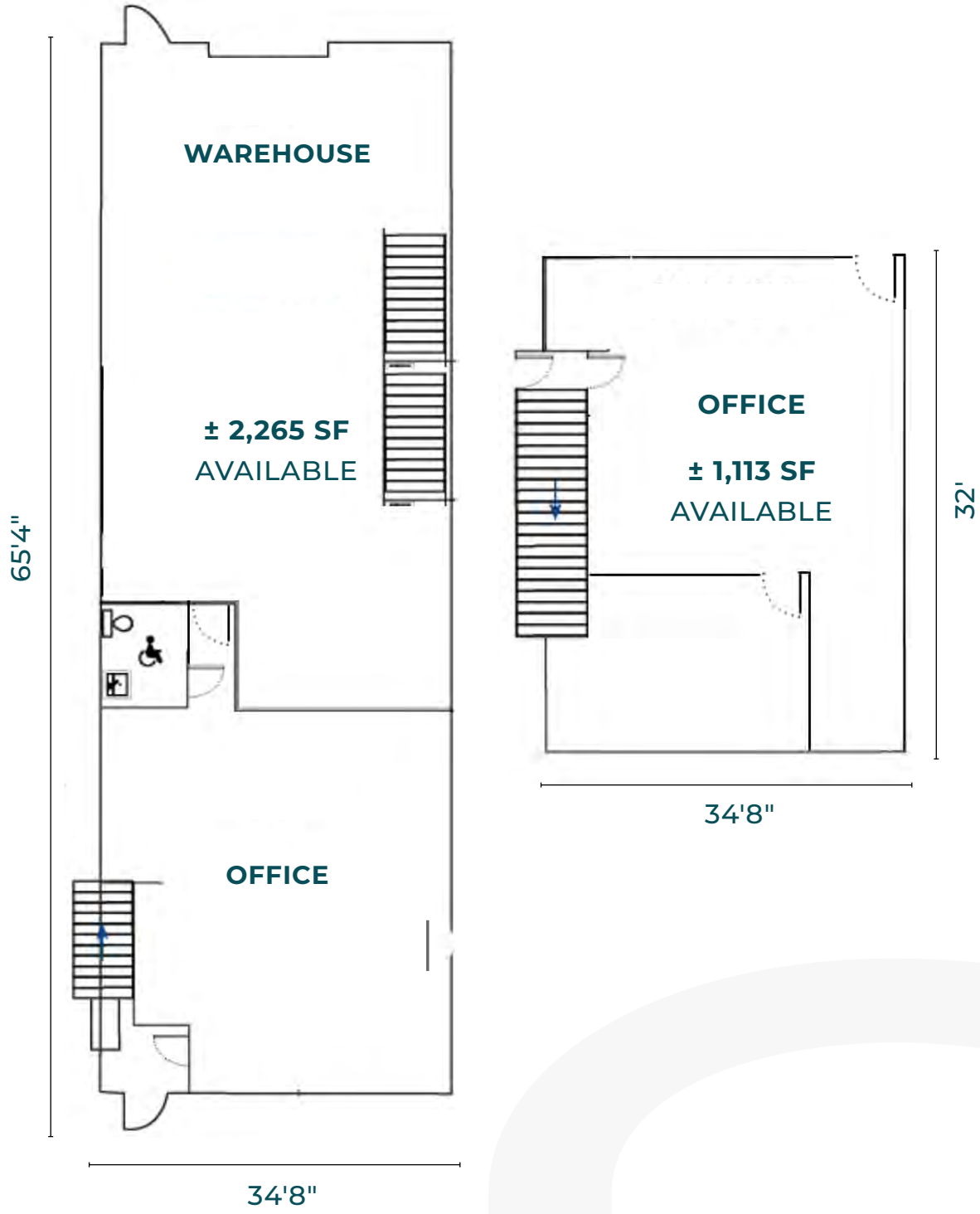


GRADE LOADING



ON-SITE MANAGEMENT

FLOOR PLAN



CONTACT US

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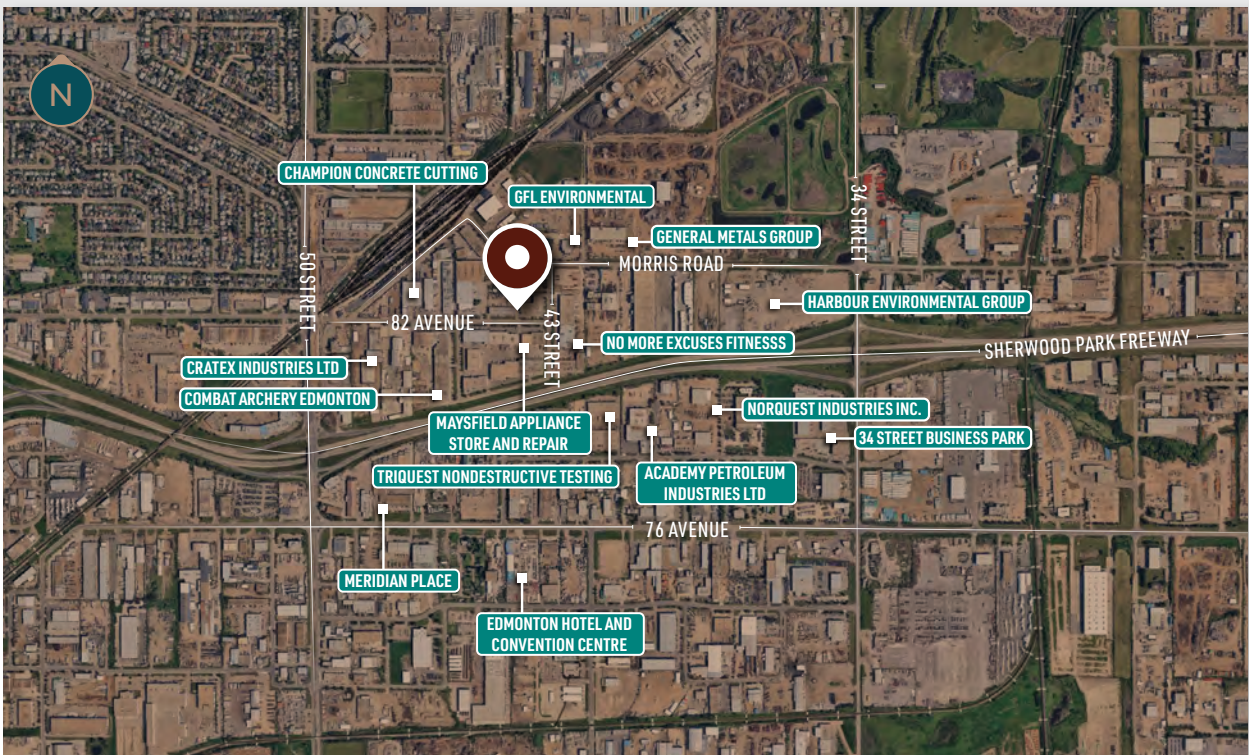
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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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