

FOR LEASE

SHERWOOD INDUSTRIAL ESTATES

8920 20 Street NW, Edmonton
OFFICE/WAREHOUSE CONDO BAYS



1.23
ACRES

GROSS MONTHLY LEASE RATES



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THE OPPORTUNITY

- City of Edmonton address with County of Strathcona taxes
- Two office warehouse condo bays, available together or separate
- Approx. 70% office over the two bays
- Up to 22 parking stalls, portions of the parking area may be used as dedicated storage
- Office area fully air conditioned in both units
- Great access to major thoroughfares via 17 Street and Sherwood Park Freeway
- Unit 8929 available for sale, contact listing agent for details





BASELINE ROAD

17 STREET

ANTHONY HENDAY DRIVE

91 AVENUE

SHERWOOD PARK FREEWAY

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