



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

**SMALL INDUSTRIAL
BAY WITH YARD**

1063 78 Avenue, Edmonton, AB

2,752 SF AVAILABLE

**BACK ON THE MARKET
AT REDUCED RATE**

SMALL BAY WITH YARD IN SOUTHEAST INDUSTRIAL PROPERTY HIGHLIGHTS

- One bay with front office/showroom and warehouse
- Fully fenced and paved yard
- Two access points

Mark Bowman

Associate

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Adam Martinson

Partner

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**CUSHMAN & WAKEFIELD
Edmonton**

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PROPERTY DETAILS

Municipal Address: 1063 78 Avenue, Edmonton, AB

Zoning: Business Employment (BE)

Market: Southeast Industrial

Leasable Area: 2,752 SF

Power: TBC

Loading Doors: (1) 12'x14' Grade

Heating: Gas fire unit heater in warehouse/
shop, forced air in office

Sumps: One

Ceiling Height: 20'

Lease Rate: ~~\$12.00 per SF~~
\$10.00 per SF

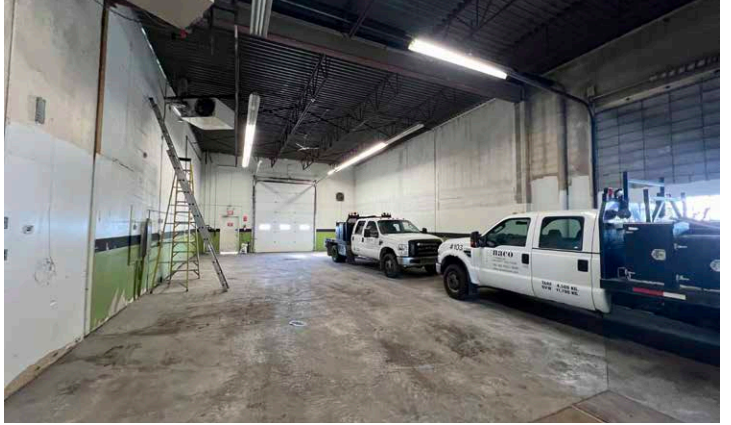
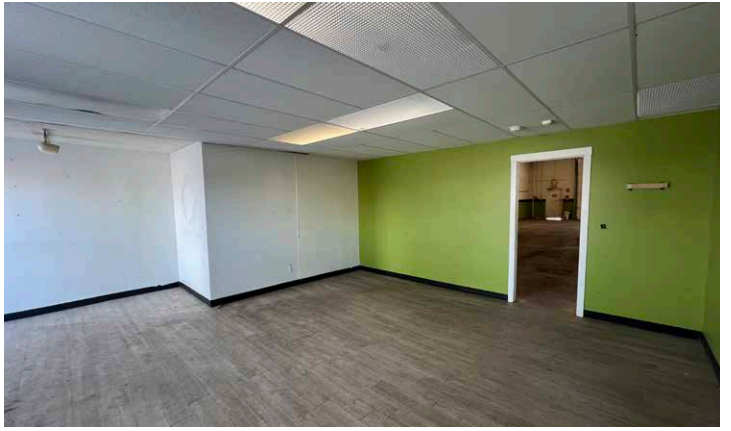
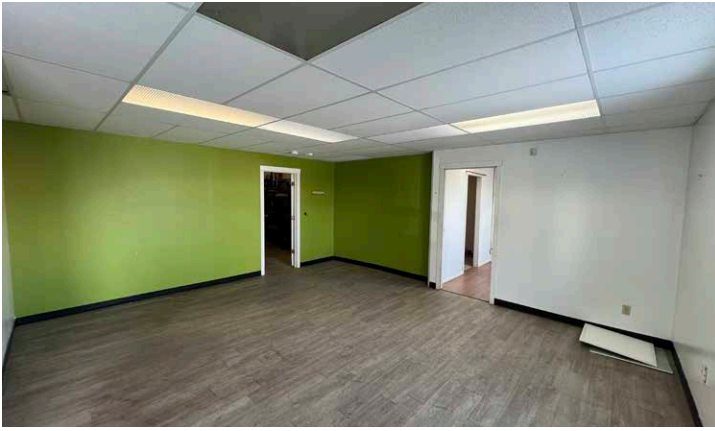
Operating Cost: \$5.11

Availability: Immediately

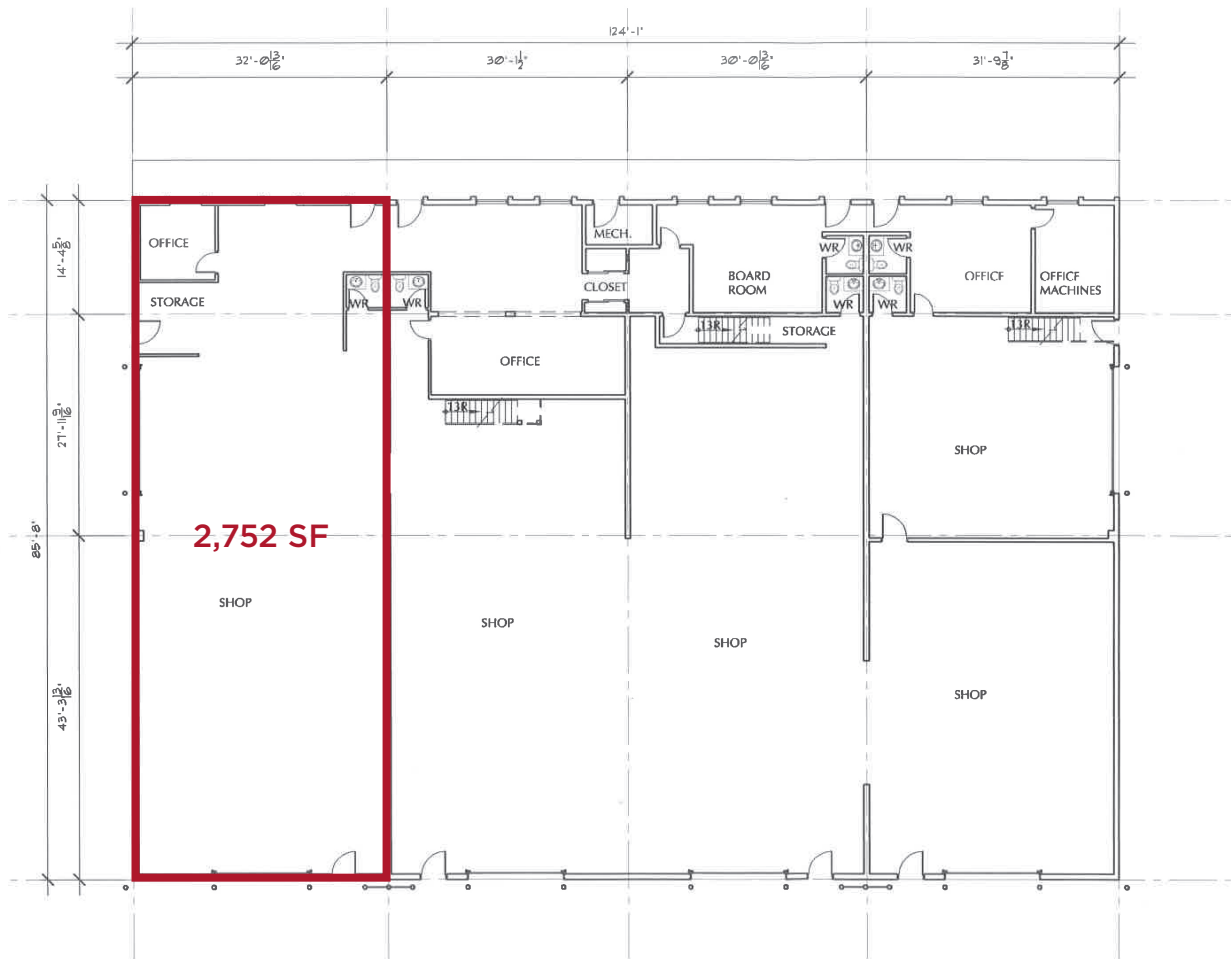
AERIAL



PROPERTY PHOTOS



FLOOR PLAN





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