

### 4,600 SF AVAILABLE IMMEDIATELY FOR LEASE

#### PROPERTY HIGHLIGHTS

- Ideal for fabrication
- · Crane rail runs entire length of the shop
- Two overhead loading doors
- Make up air system
- Shop runs 82'x54'
- Co-working office space available if required. Shop washroom / change room located inside the bay
- Outdoor storage yard available if needed

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#### PROPERTY PHOTO



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## **PROPERTY DETAILS**

Municipal Address:	6415 75 Street, Edmonton, AB
Legal Description:	Lot 2A, Plan 9720496
Zoning:	IH (Heavy Industrial)
Leasable Area:	4,600 SF
Power:	575 Volt / 400 Amp
Loading Doors:	(2) 18' OH doors

Crane:	20-ton
Clear Height:	21' under hook
Lease Rate:	\$10.00/SF NNN
Operating Cost:	TBC
Availability:	Immediate

# **AERIAL**

