



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

BUILDING A- ALL WEST BUSINESS PARK

6415 75 Street,
Edmonton, AB

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

PROPERTY PHOTO



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CUSHMAN & WAKEFIELD Edmonton

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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

