

7,332 SF AVAILABLE IMMEDIATELY FOR LEASE

PROPERTY HIGHLIGHTS

- Ideal for fabrication
- Overhead loading door
- 10+ welding stations
- Heavy power
- Make up air system
- Atco office trailer or co-working office in the main building available if required

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:	7,332 SF
Loading Doors:	(1) 16x18 O/H Grade Loading Door
Crane:	10-ton

Clear Height:	16.5' under hook, 22' Clear
Yard Area:	5,000 - 10,000 SF within the industrial park (if neccessary)
Lease Rate:	\$10.00/SF NNN
Operating Cost:	TBC
Availability:	Immediate

AERIAL

