

FOR LEASE

# BUILDING E- ALL WEST BUSINESS PARK

6415 75 Street,  
Edmonton, AB

**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 necessary)  
Lease Rate: \$10.00/SF NNN  
Operating Cost: TBC  
Availability: Immediate

## AERIAL

