

FOR SUB-LEASE
**SOUTHSIDE
FABRICATION SHOP**

3811 78 Avenue, Edmonton, AB



± 10,645 SF SHOP ON ±1.0 ACRE WITH CRANES



±3,000 SF SEMI-SERVICED QUONSET

EXTERIOR CRANE RUNWAY

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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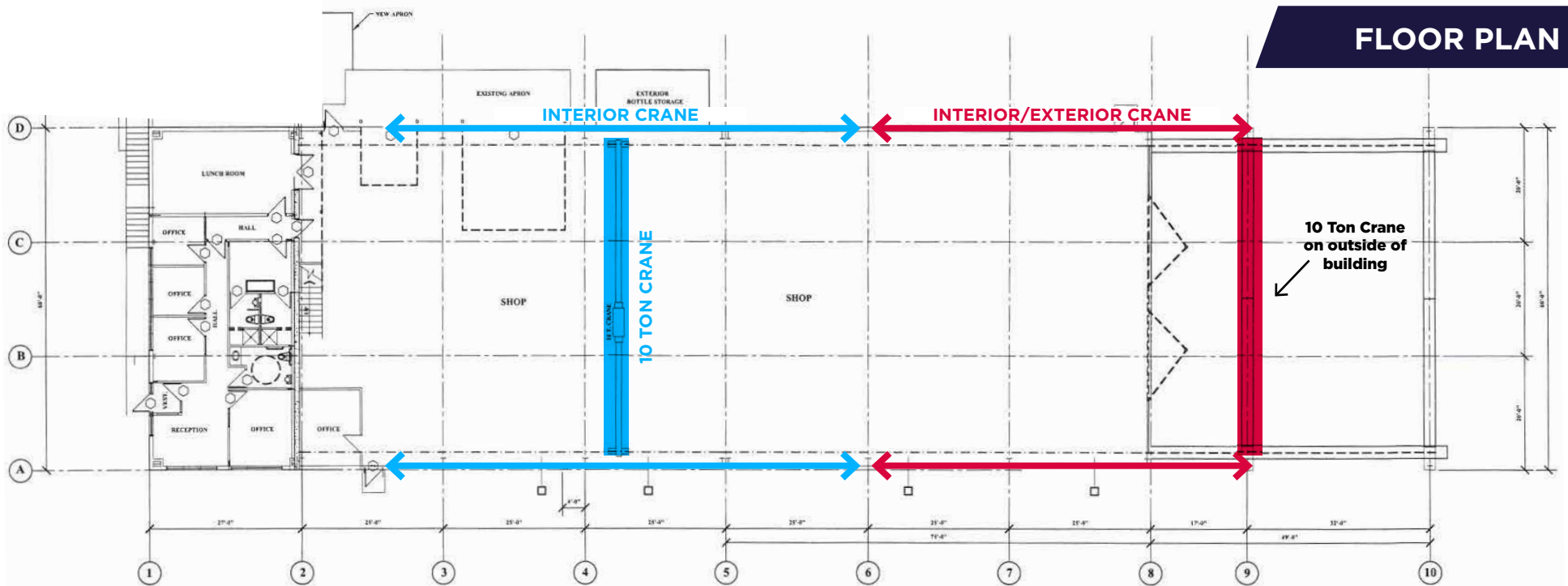
THE OPPORTUNITY

- Fully Fixtured Fabrication Shop
- Heavily gravelled yard, with two (2) access points for ingress and egress.
- Exclusive access to fenced yard storage with sliding gates
- Shop expanded in 2009
- (1) 10 Ton gantry crane and (1) 10 Ton interior only crane
- Tool crib in warehouse
- Clear span warehouse
- Long term sublease available
- Quick access to Sherwood Park Freeway and the Anthony Henday via 34th Street
- Main floor includes: (5) Offices, (2) bathrooms with locker room, warehouse & tool crib
- Second floor includes: lunchroom, open office area and private office.



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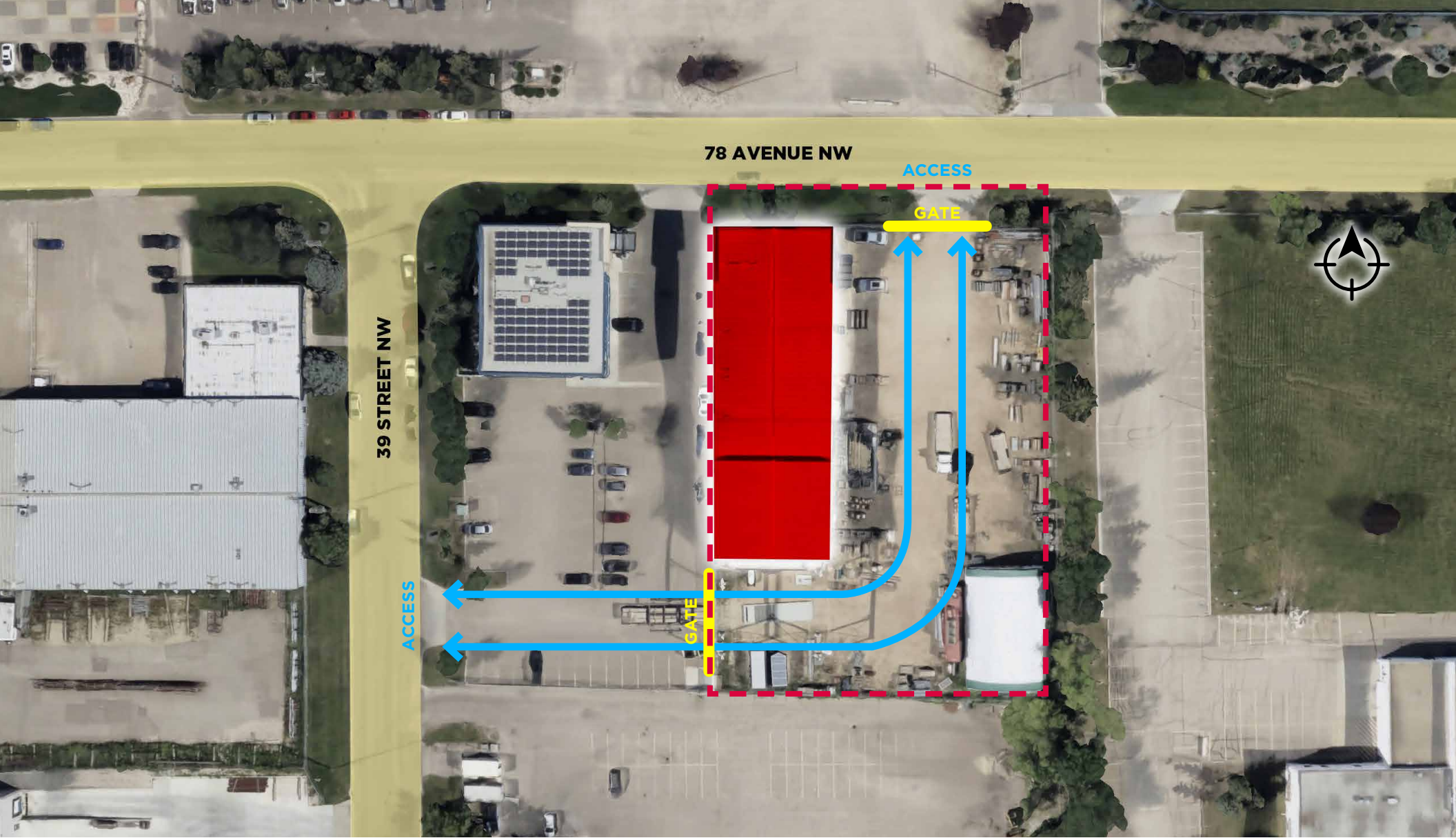
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PROPERTY DETAILS

Municipal Address:	3811 78 Avenue, Edmonton
Legal Description:	Plan 0621159, Blk 1, Lot E1
Year Built:	2006, Expansion 2009
Market:	Weir Industrial
Site Size:	1.01 Acres
Main Floor Office:	±1,668 SF
Second Floor Office:	±1,668 SF (not included in GLA)
Warehouse:	±8,977 SF
Total:	10,645 SF
Power:	600 Amp/600 Volt/3Phase (TBC)
Loading Doors:	(1) grade 18' x 18' (1) grade 10' x 10' (1) 21'(w) x 26' (h) craneway bifold doors
Heating:	Radiant Tube (warehouse)

Cranes:	(1) 10 Ton gantry crane (Interior/exterior), (1) 10 Ton crane (interior only)
Make Up Air System:	Yes
Clear Height:	23' at peak (Warehouse) 32' at peak (Expansion and Gantry)
Zoning:	Medium Industrial (IM)
Permitted Uses:	<u>Zoning Bylaw 20001</u>
Other:	<ul style="list-style-type: none"> Airlines throughout (compressor available) Welding gas lines Security cameras available Catch basins in yard Fully equipped fabrication shop
Sub-Lease Rate:	\$16.00 PSF
Sub-Lease Expiry:	November 29, 2030



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