

FOR LEASE



SUNCOAST BUILDING

7032 - 68 AVENUE NW, EDMONTON, AB

18,274 SF WITH DOCK & GRADE



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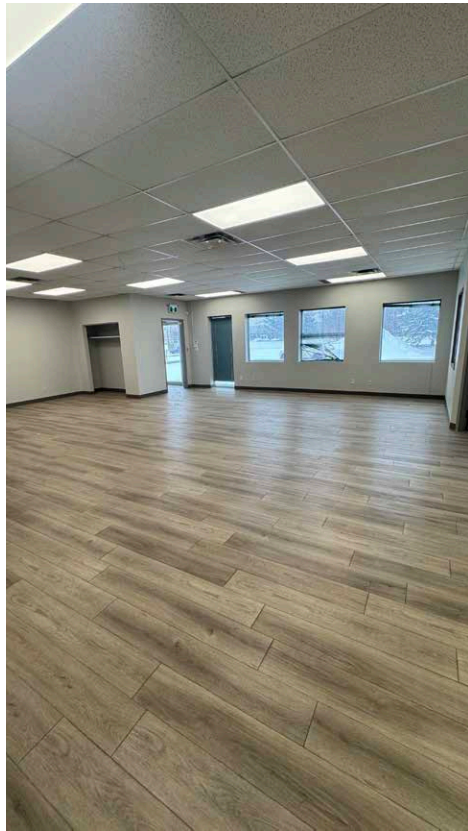
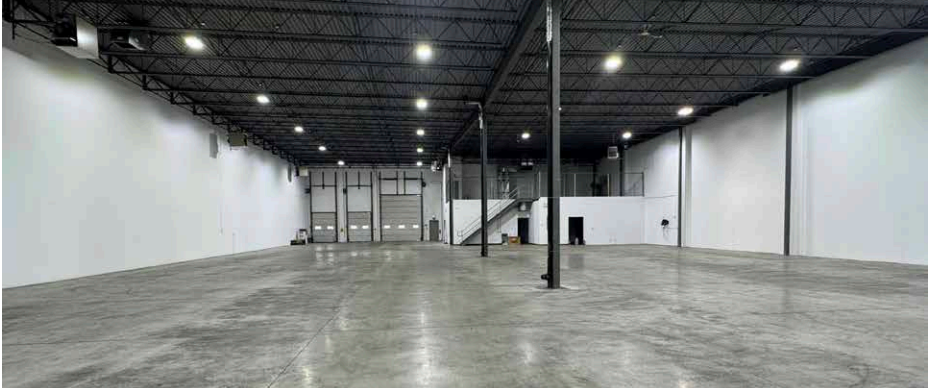
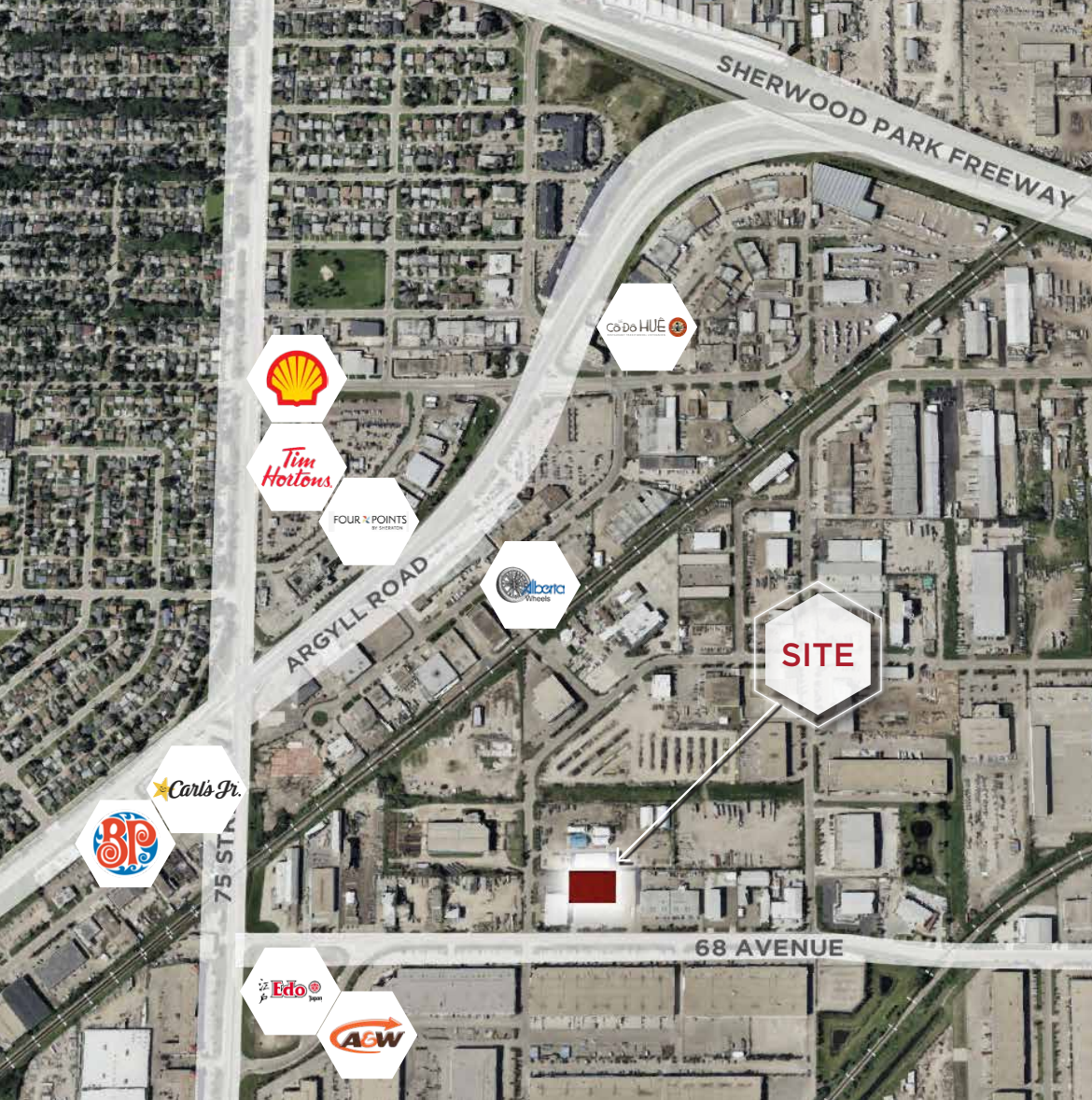
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PROPERTY HIGHLIGHTS

- 18,274 SF with Dock & Grade Loading
- Direct exposure to 68 Avenue with excellent access to 50th & 75th Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

7032 - 68 Avenue NW,
Edmonton, AB

ZONING

Medium Industrial (IM)

BUILDING SIZE

2,816 SF Main Floor Office
2,816 SF Second Floor Office
12,642 SF Warehouse
18,274 SF Total

LOADING DOORS

(2) 8x10 Dock,
(1) 14x16 Grade

LIGHTING

LED

CLEAR HEIGHT

24'6" Clear

LEASE RATE

\$9.50

OPERATING COST

\$4.34 per SF

AVAILABILITY

Immediately



SITE PLAN



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**CUSHMAN &
WAKEFIELD**
Edmonton