



FOR SUBLEASE **TORGUNRUD CONSTRUCTION LTD**

±3,378 SF of Office/Warehouse

8216 43 Street
Edmonton, AB

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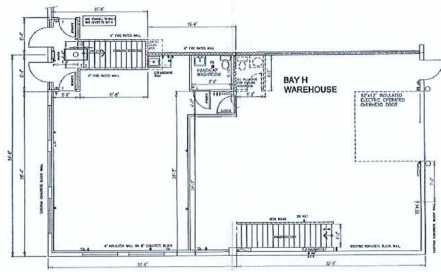
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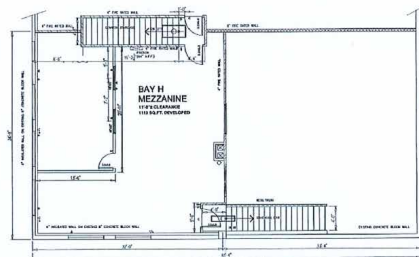
PROPERTY HIGHLIGHTS

- Grade loading with mechanized opener
- On-site professional management
- Functional office build out that maximizes warehouse space
- Situated near major arterial roads, 50th Street, Sherwood Park Freeway, and 34th Street

MAIN LEVEL - 2,265 SF



SECOND LEVEL - 1,113 SF

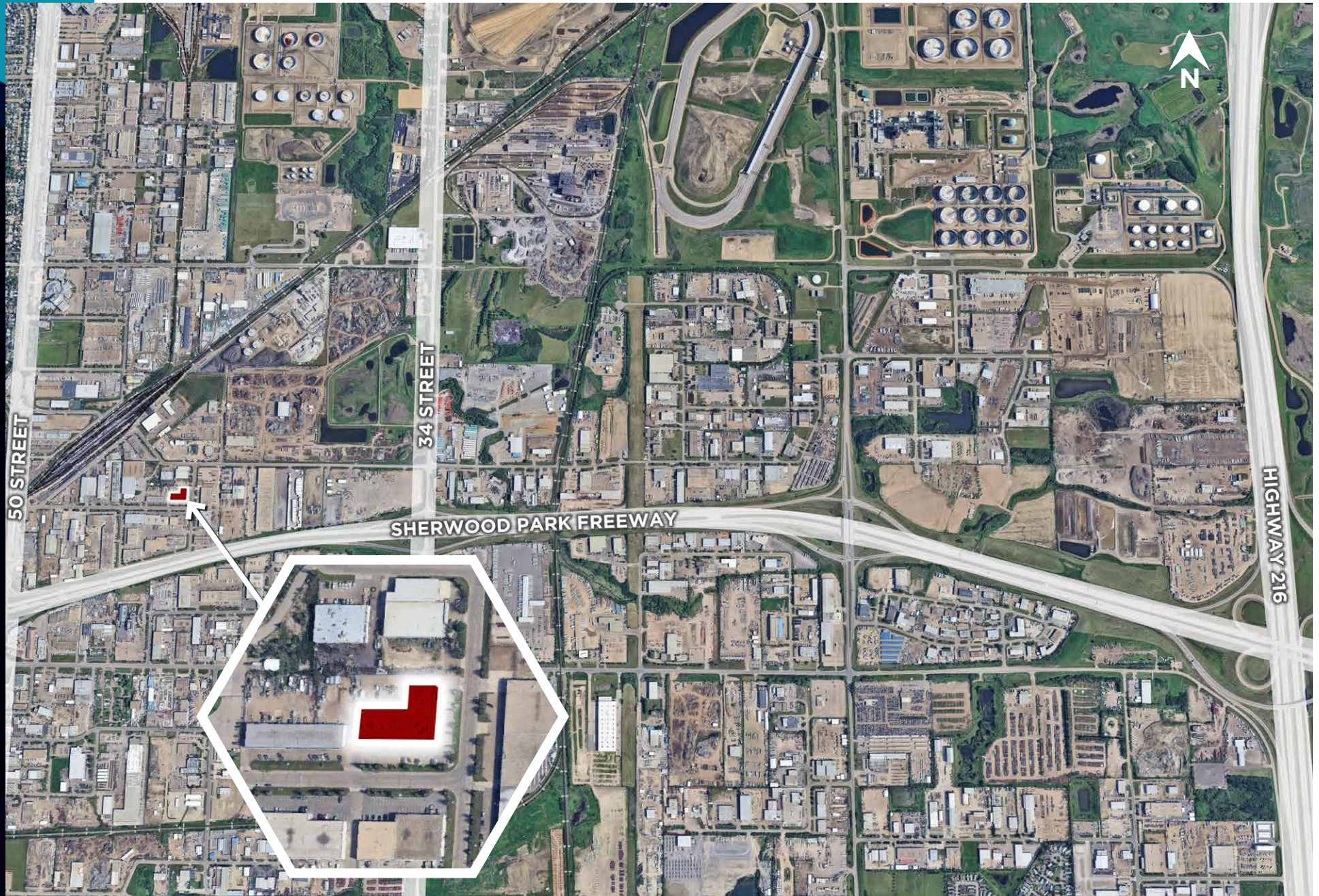


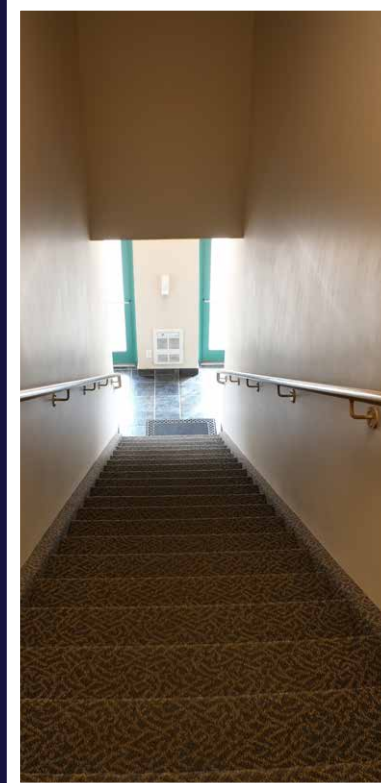
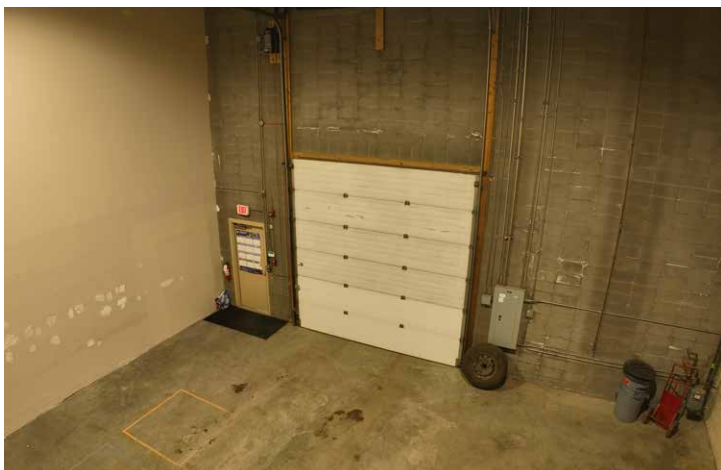
PROPERTY DETAILS

Municipal Address:	8216 43 Street, Edmonton, AB
Legal Description:	Plan 7520086; Block 1, Lot 2
Zoning:	IM - Medium Industrial
Size:	Main Floor: ± 2,265 SF Second Floor: ±1,113 SF Total: ± 3,378 SF
Rates:	Market
Op Costs:	\$6.97 per SF
Access:	82 Avenue, 43 Street
Available:	Immediately

Loading:	One (1) Powered Grade Door
HVAC:	Office: Rooftop units with A/C Warehouse: Gas fired unit heater
Ceiling:	23' Clear
Power:	250 amp, 120/208V 3 PH 4W *to be confirmed by Tenant
Internet:	Fiber Available
Signage:	Fascia

AERIAL





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