

FOR LEASE

SOUTHSIDE OFFICE/WAREHOUSE BAY

NAI Commercial



9807 - 33 AVENUE | EDMONTON, AB | FRONT LOADING GRADE WAREHOUSE

PROPERTY DESCRIPTION

- 1,729 sq.ft.± office/warehouse available
- 12'x12' grade loading overhead door
- Mezzanine not included in Leasable area
- 15 foot ceiling height
- Fibre internet available
- Medium Industrial (IM) zoning
- Great southside location with access to Whitemud, QE2 and Anthony Henday

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ADDITIONAL INFORMATION

AREA AVAILABLE	1,729 sq.ft.±
LEGAL DESCRIPTION	Plan 7920813, Block 5, Lot 7
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
YEAR BUILT	1981
CEILING HEIGHT	15'
LOADING	12'x12' grade
TERM	3-10 years
LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$6.38/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance, management fees and water
NOTES	Fibre Internet Available

