

**FOR LEASE**

**DAVIES INDUSTRIAL BAY**

**NAI Commercial**



**6139 - 80 STREET | EDMONTON, AB | BAY WITH OFFICE & BONUS MEZZ**

**PROPERTY DESCRIPTION**

- Access to shared secure yard with two entrance points
- Office and reception area
- 400 sq.ft.± of mezzanine space
- Easy access to Whitemud and Calgary Trail
- 16' clear height
- 12' x 14' grade door
- Sumps in warehouse
- Fibre optics
- Air conditioned front office
- Roof and overhead heater replaced in 2020

**CHAD GRIFFITHS**

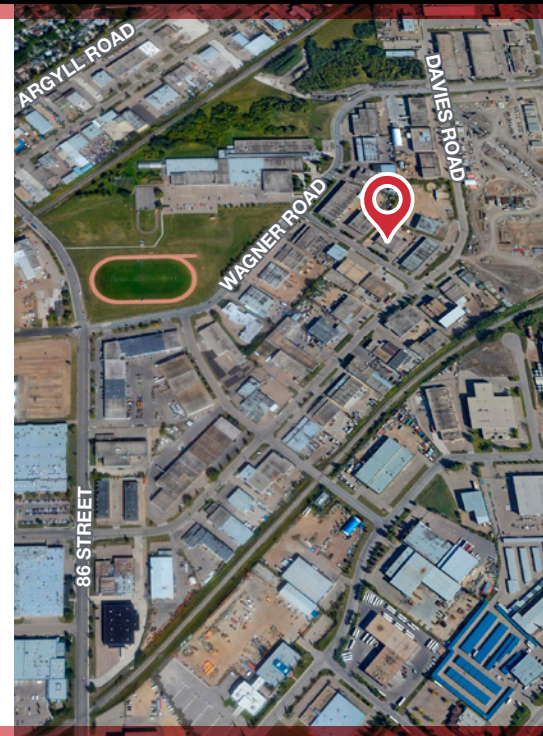
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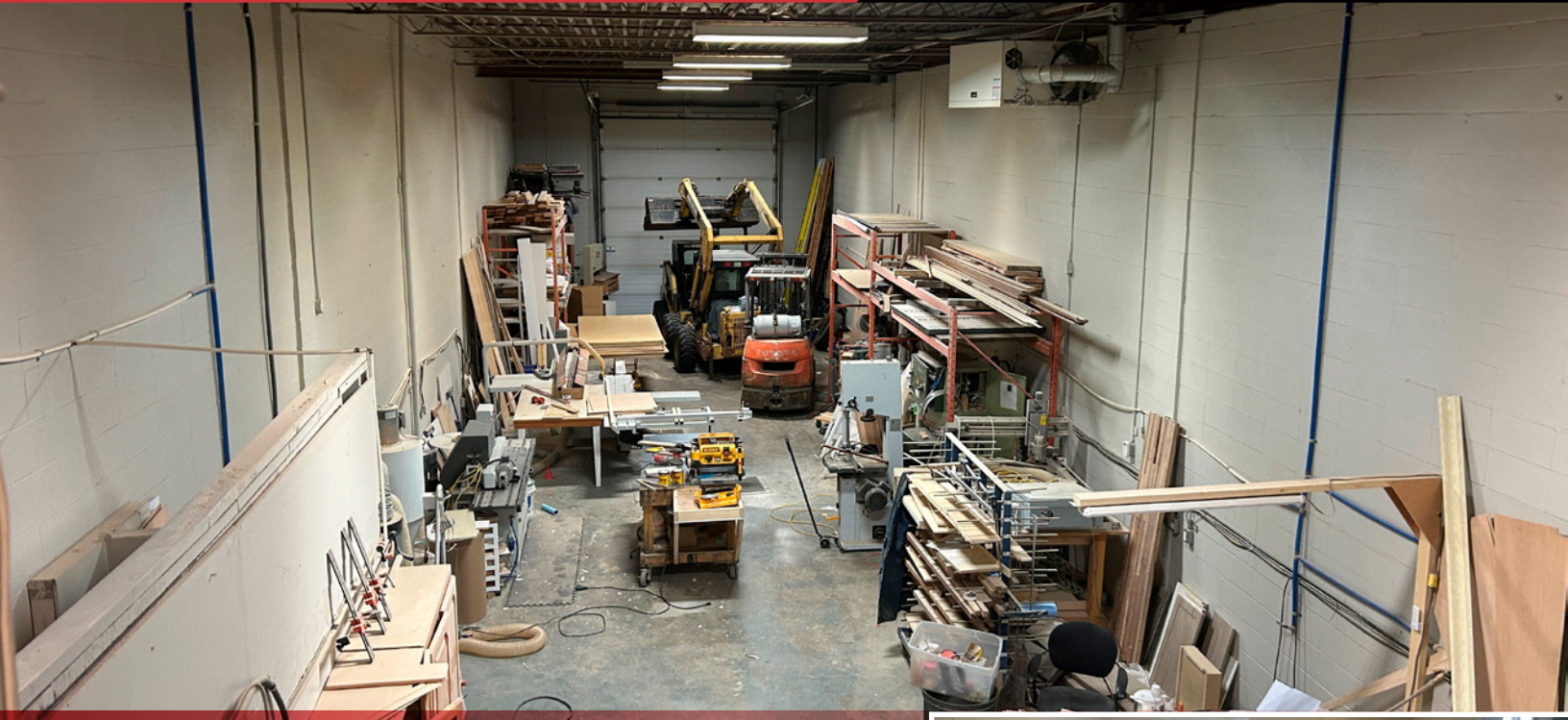
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NAIEDMONTON.COM



**ADDITIONAL INFORMATION**

SIZES AVAILABLE	2,230 sq.ft.± (plus 400 sq.ft.± mezzanine)
LEGAL DESCRIPTION	Lot 8, Block 19, Plan 6214NY
ZONING	IM - Medium Industrial
YEAR BUILT	1976
LOADING	(1) 12' x 14' grade loading door
CEILING HEIGHT	16' clear
POWER	60 amp, 208 volt (TBC by Tenant)
DRAINAGE	Sump in warehouse
LIGHTING	Upgraded
AVAILABILITY	February 1, 2025
NET LEASE RATE	\$10.50/sq.ft./annum
OPERATING COSTS	\$6.50/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance and management fees

