



84 Avenue Building

INDUSTRIAL UNIT WITH YARD

2901 - 84 AVENUE, STRATHCONA COUNTY, AB

FOR SUBLEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410








NAIEDMONTON.COM

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NAICommercial

Property Highlights

-  **Size:** Highly functional 8,685 sq. ft.± warehouse/office unit with yard storage available immediately for Sublease
-  **Building Features:** Drive through grade loading with five overhead doors, three existing bridge cranes in place, high ceilings, fully paved parking area, ample marshalling and yard storage, highly functional office space
-  **High Exposure:** Rear of building has direct exposure to Sherwood Park Freeway traffic (41,300 vehicles per day*) offering lucrative signage opportunity
-  **Yard Area:** Fully fenced and graveled, ample marshalling area, wide access point
-  **Ideal Location:** Strategic South side location with near immediate access to 34th Street, Sherwood Park Freeway, Whitemud Drive and Anthony Henday Drive

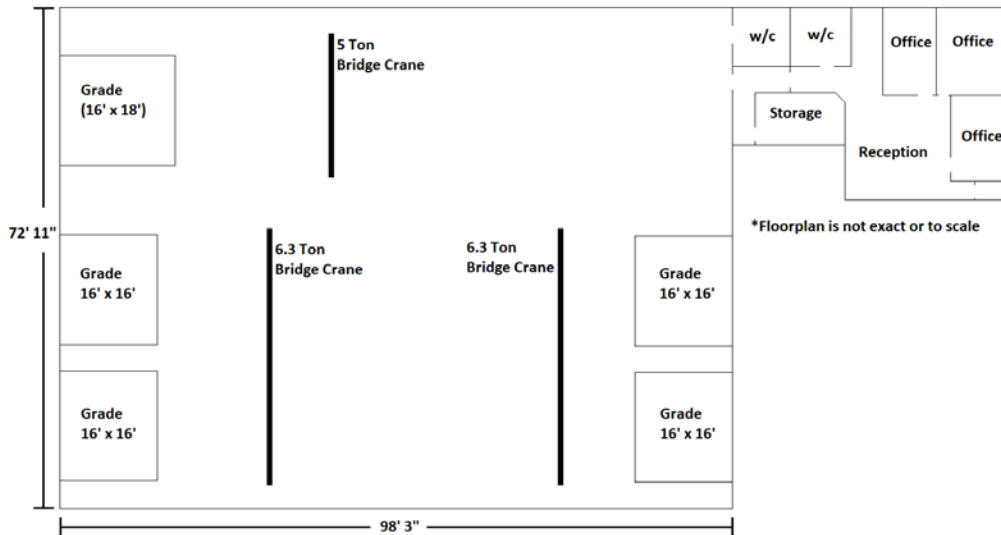


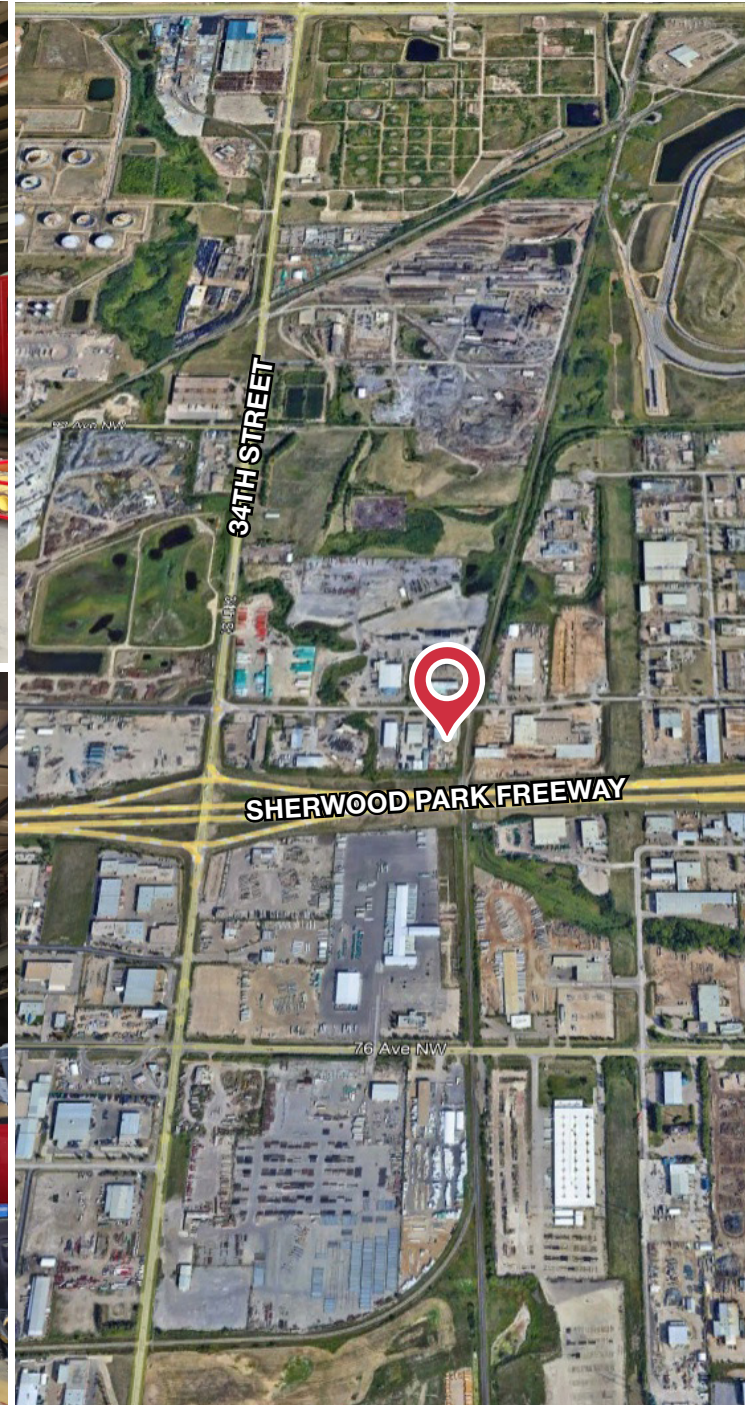
Additional Information

| | |
|-------------------|---|
| SIZE | Office: 1,520 sq.ft. Warehouse: 7,165 sq.ft. Total: 8,685 sq.ft.± |
| CEILING HEIGHT | 26'7" clear (bottom of truss) |
| GRADE LOADING | (4) 16'x16' (drive through); (1) 16'x18' |
| POWER | 200 amps, 480 volt, 3 phase (TBV by Subtenant) |
| CRANES | (2) 6.3 ton bridge cranes (1) 5 ton bridge crane |
| LIGHTING | T5H0 |
| ZONING | IM – Medium Industrial (Note: Strathcona County Zoning Bylaw) |
| LEGAL DESCRIPTION | Plan 7521400, Lot 7 |

Sublease Information

| | |
|-------------------|---|
| NET SUBLEASE RATE | Starting at \$15.25/sq.ft. |
| ADDITIONAL RENT | \$2.71/sq. ft./annum (2024 estimate) includes Sub-Tenant's proportionate share of property taxes and building insurance (Electricity, natural gas & water/sewer separately metered) |
| SUBLEASE EXPIRY | November 30, 2031 |
| AVAILABLE | Immediately |





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