

REDUCED SUBLEASE RATE



**From 25,161 SF
On 3.41 With Up To 4.5 Acres Of Yard**

Property Highlights

- Office/warehouse facility located in South Central Edmonton with fantastic visibility to Gateway Boulevard and Calgary Trail
- Heavy power distributed throughout
- Both Dock and Grade loading with over sized doors and the ability to create drive through access
- Fully fenced secured yard with two points of access
- Low site coverage ratio of 17%
- Great for business requiring showroom, warehouse and outdoor storage



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Building Details

Address:	2920 101 Street, Edmonton
Legal address:	Lot 3B, Block 2, Plan 0923583
Size:	2,888 SF - Office 22,273 SF - Warehouse/Shop 25,161 SF - Total
Site size:	3.41 up to 4.5 acres
Zoning:	IM - Medium Industrial
Lease Rate Reduced: (25,161 sf on 3.41 acres)	\$11.50 per SF \$8.00 per SF
Additional Yard Rate: (1.09 acres)	\$1.25 per SF
Operating Costs:	\$4.37 per SF
Available:	Negotiable
Power:	800 Amp, 480 Volt, Phase 3 (TBC)
Loading doors:	One (1) - 17' x 18' grade door One (1) - 12' x 16' grade loading Two (2) - 8' x 10' dock doors Two (2) - 18' x 20' grade loading Six (6) - Total loading doors
Crane:	15 ton bridge crane (50 x 200 run)
Clear height:	21.6' clear
Sprinklered:	Yes
Heating:	Radiant, Unit, HVAC
Lighting:	TBC
Sublease Expiry:	June 30, 2022

Building Photos

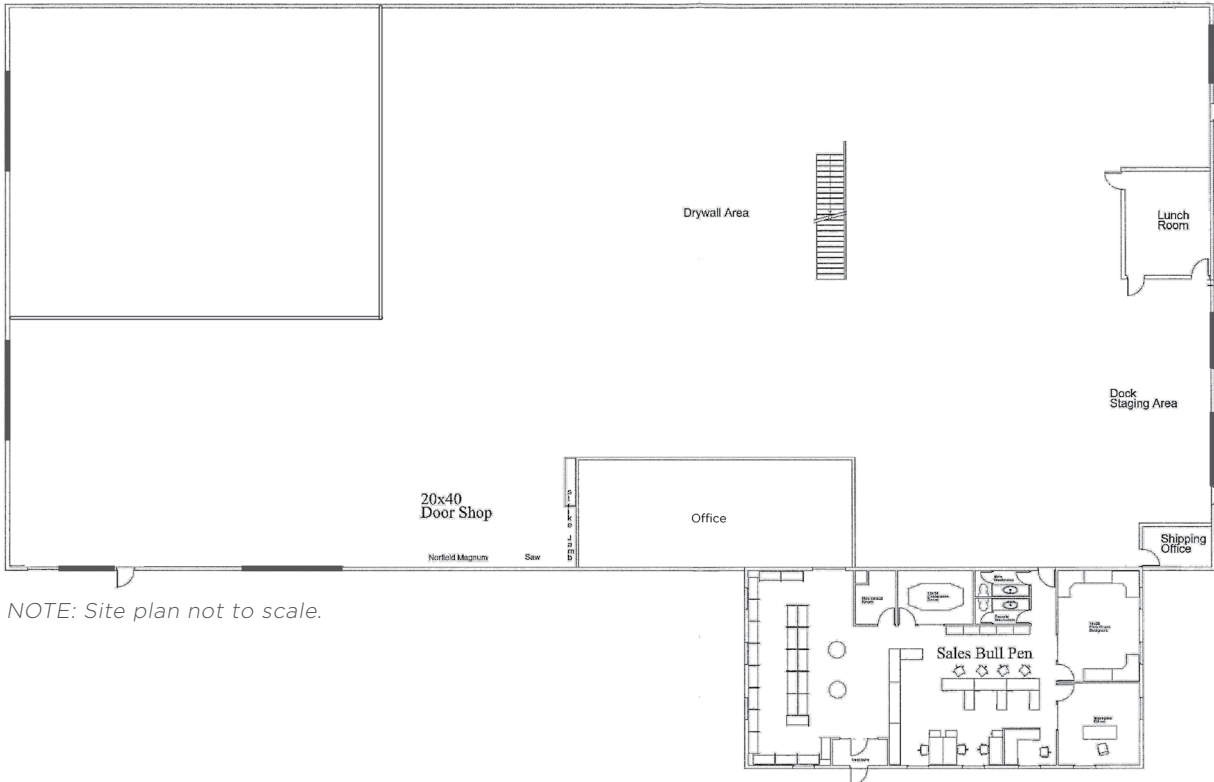


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Building Plan



NOTE: Site plan not to scale.

Exterior

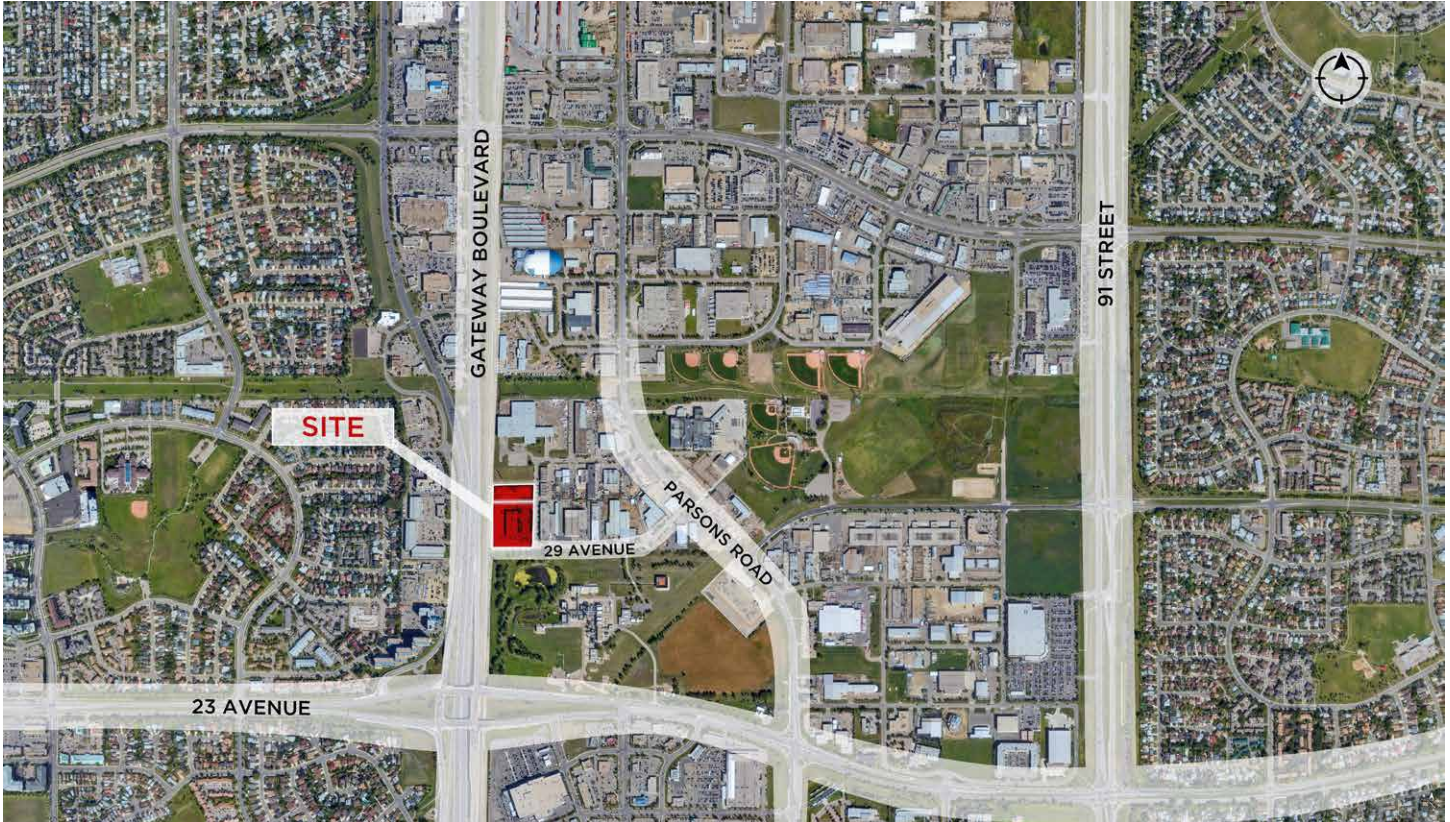


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Aerial



Aerial Detail



- 34,700 VPD (2016) on Gateway Boulevard
- IM Zoning allows for a large variety of industrial uses including:
 - equipments rentals
 - fleet services
 - vehicle and equipment sales/rentals

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