

FOR SUB-LEASE

MKO Business Park Industrial Bays

#1-2-3, 2728 Yellowhead Trail NE, Edmonton, AB



Yard Available

Property Highlights

- Business Park sign available
- Fiber optics
- 2" high volume water in every bay
- Clear span warehouse bays
- Great access to Yellowhead Trail, Anthony Henday Drive



Jeff Drouin Deslauriers

Associate 780 701 3289 jeff.deslauriers@cwedm.com **Kurt Paull**

Associate Partner 780 702 4258 kurt.paull@cwedm.com **Brittany Pridding**

Team Coordinator - Unlicensed 780 421 1488 brittany.pridding@cwedm.com

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 25, 2019



FOR SUB-LEASE

MKO Business Park Industrial Bays

#1-2-3, 2728 Yellowhead Trail NE, Edmonton, AB

Property Details

Legal Description: Plan: 3483KS Lot: A **Zoning:** IM - Medium Industrial

Neighbourhood: Clover Bar Area

Building Size: 6,000 SF

Power: 400 amp, 3 phase (to be verified)

Loading: Grade (1) 14' X 14' per bay

Heating: Radiant

Lighting: T5

Sump: Yes

Crane: No

Yard: Available

Sublease Rate: \$13.00 per SF Gross

Operating Costs: Included

Lease Expiry: April 30, 2021

Availability: Immediately

Property Photos



Aerial



Jeff Drouin Deslauriers

Associate 780 701 3289 jeff.deslauriers@cwedm.com

Kurt Paull

Associate Partner 780 702 4258 kurt.paull@cwedm.com

Brittany Pridding

Team Coordinator - Unlicensed 780 421 1488 brittany.pridding@cwedm.com

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 25, 2019