



3 months *free* gross rent*

62 AVENUE

For Lease

Newly renovated warehouse bays with yard storage

- Up to ±4,491 square feet with fenced and gated storage compounds available
- Well maintained site within southeast Edmonton
- Ideally located in close proximity to 99 Street, 97 Street, Roper Road, and Argyll Road

Derrick Buildings I & II

9753-63 62 Ave., Edmonton

Andres Mateluna

+1 780 328 2557

andres.mateluna@am.jll.com

Jim Bijou

+1 780 328 2551

jim.bijou@am.jll.com

David Kraus

+1 780 328 0068

david.kraus@am.jll.com

Darryl McGavigan

+1 780 328 0064

darryl.mcgavigan@am.jll.com

Adam Butler

+1 780 328 0065

adam.butler@am.jll.com



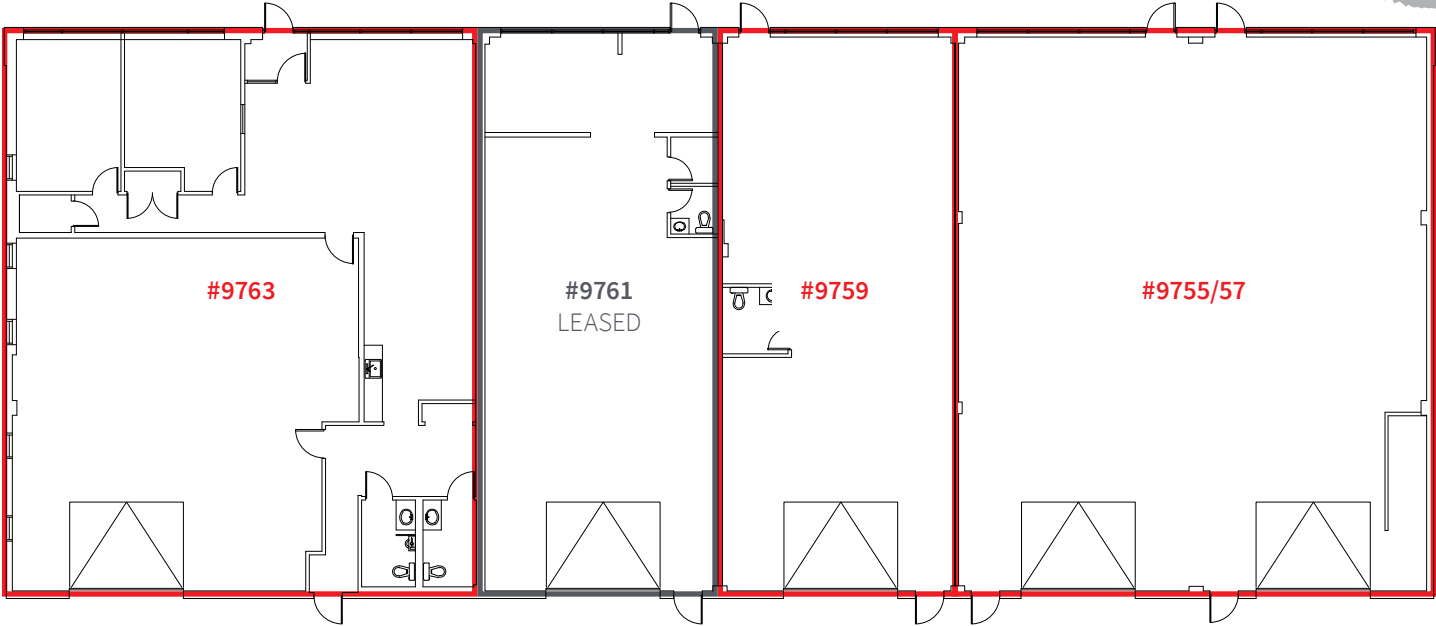
*As a fixturing period outside of the lease term.
Subject to tenant qualification on a long-term lease.

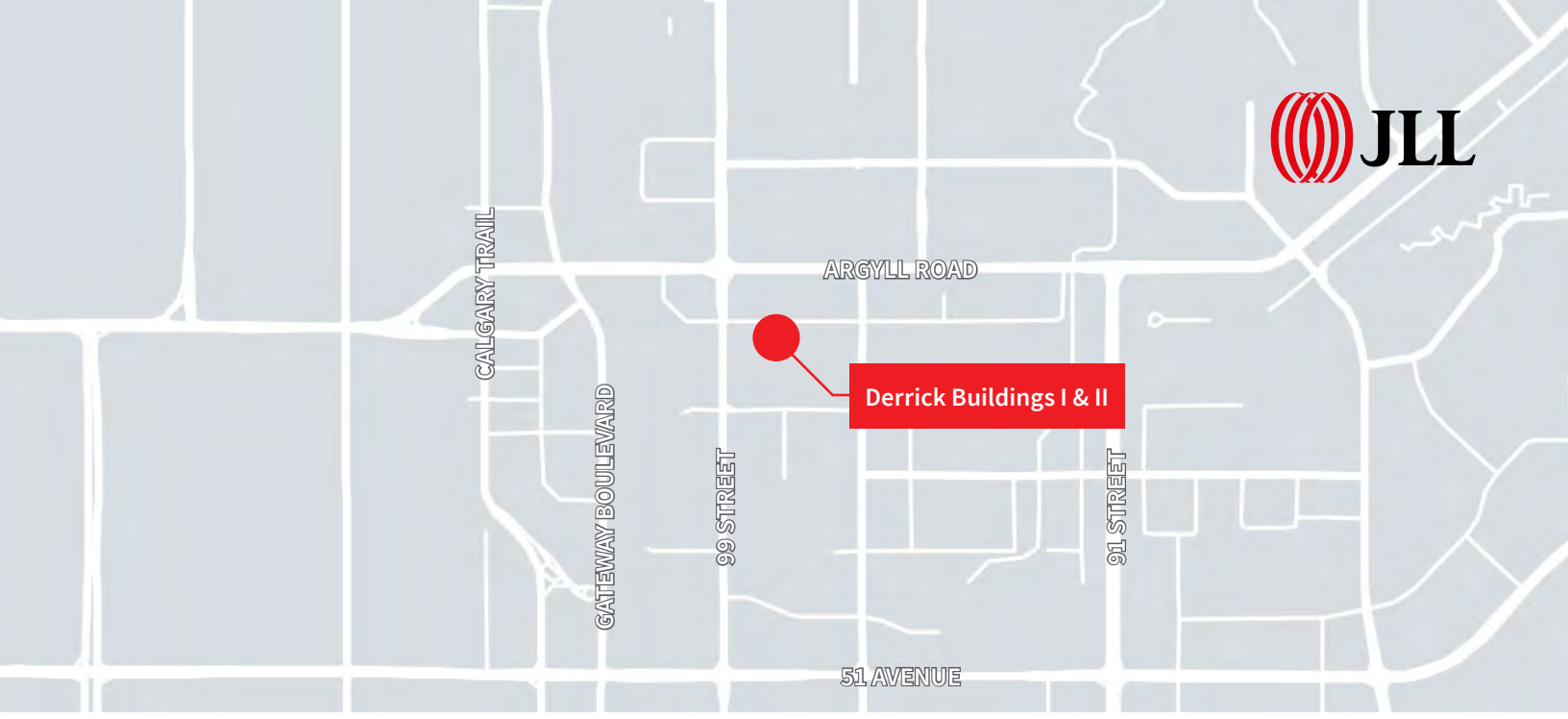


- **Available Area:**
 - Multi-tenant: ±1,491 - 4,491 square feet
- **Yard Area:**
 - Multi-tenant: ±100' deep yard compounds
- **Zoning:** IM - Medium Industrial
- **Power:** 200 amp, 240 volt, 3-phase service (TBC)
- **Heating:** Forced air and radiant tube
- **Lighting:**
 - Warehouse Area: T5 / T8
 - Office Area: Fluorescent
- **Loading:** Grade
- **Ceiling Height:** 14' - 15.5' clear
- **Lease Rate:**
 - Multi-tenant: \$9.00 per square foot
 - Yard: \$1.25 per square foot
- **Operating Costs:**
 - Multi-tenant: \$5.81 per square foot (2019)

Plans

Derrick I: Building Plan





Contact the Edmonton Industrial Sales & Leasing Team

Andres Mateluna

Senior Associate
+1 780 328 2557
andres.mateluna@am.jll.com

David Kraus

Vice President
+1 780 328 0068
david.kraus@am.jll.com

Jim Bijou

Senior Vice President
+1 780 328 2551
jim.bijou@am.jll.com

Darryl McGavigan

Vice President
+1 780 328 0064
darryl.mcgavigan@am.jll.com

Adam Butler

Associate Vice President
+1 780 328 0065
adam.butler@am.jll.com

Ashley Hodgins

Brokerage Coordinator
+1 780 328 0069
ashley.hodgins@am.jll.com

Karrone Young

Marketing Coordinator
+1 780 328 2583
karrone.young@am.jll.com

Daniel Toumine

Research Analyst
+1 780 328 0070
daniel.toumine@am.jll.com