



# For Sublease

*Desirable 30,914 square foot end-cap  
unit fronting 68 Avenue*

- Modern and well appointed office area with reception area, 6 private offices, boardroom, kitchen and lunch room, coffee station, washrooms, and locker facilities
- Bright, clean warehouse features make-up air, air-lines throughout, drains, sumps, and four grade doors
- Rear fenced and paved yard compound

## **NOV South Edmonton**

7345 68 Avenue  
Edmonton, AB

### **Jim Bijou, SIOR**

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## Property Details

- Total Building Area: 30,914 SF
- Office Area: ±5,700 SF
- Warehouse Area: ±25,214 SF
- Legal Description: Plan 0725745, Block 1, Lot 2
- Zoning: IL - Light Industrial
- Power: 600 volt, 400 amp (TBC)
- Heating: Forced air
- Lighting: T5
- Sprinklered: Yes
- Construction: Concrete block
- Loading: (4) 14' x 16' grade doors
- Ceiling Height: 25' clear

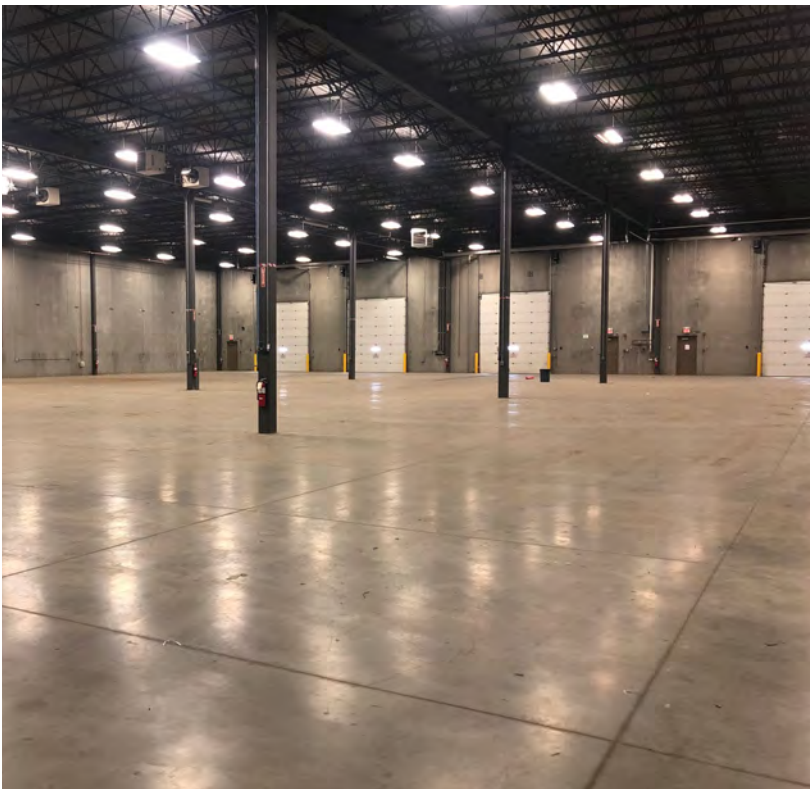
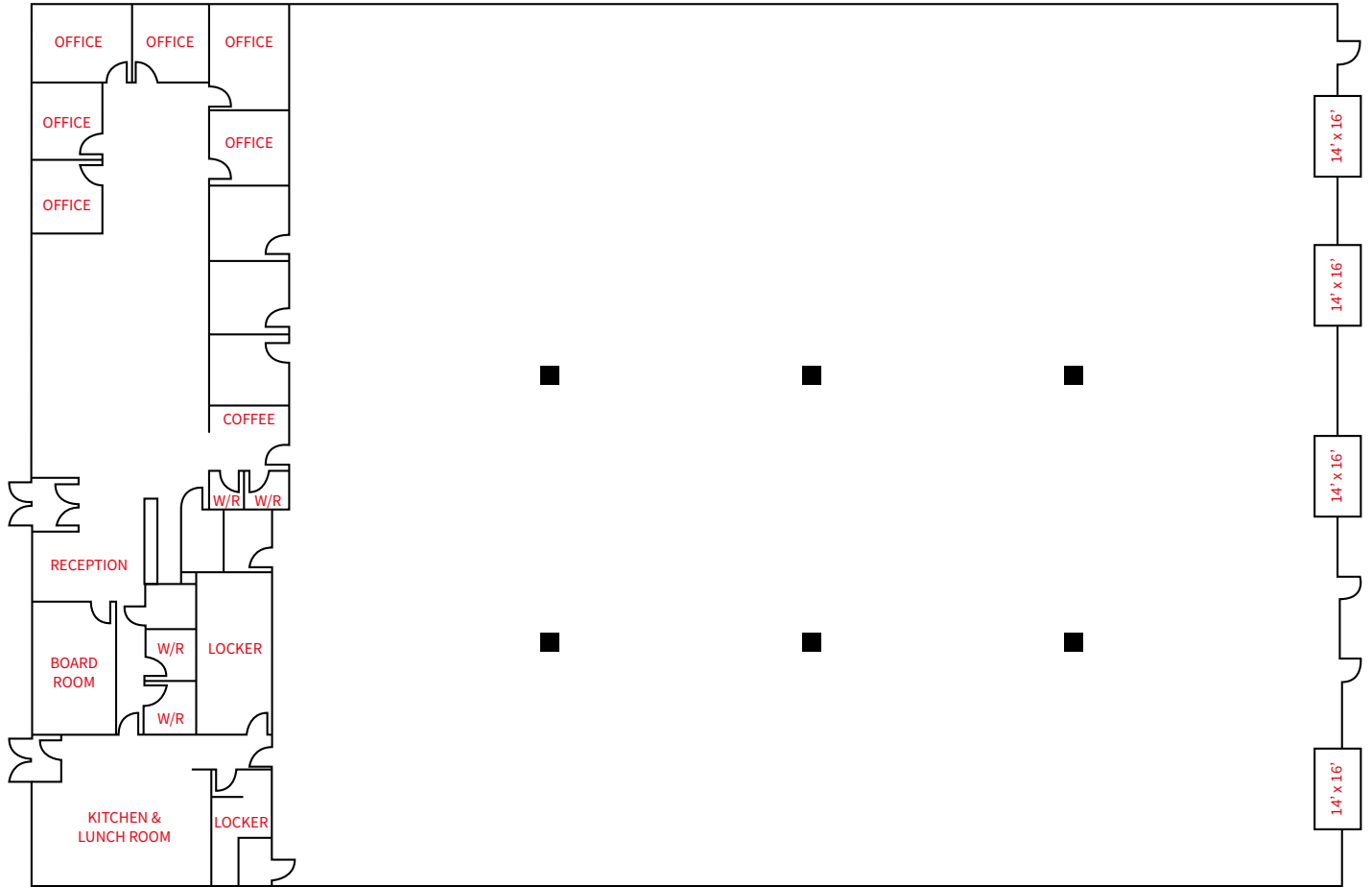


## Sublease Details

- Sublease Rate: \$7.50 PSF
- Op. Costs: TBD
- Sublease Expiry: August 31, 2024



# Floor Plan







**NOV South Edmonton**

*Access to Sherwood Park Freeway,  
Whitemud Drive, and Anthony Henday*

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