



3 MONTHS FREE FIXTURING PERIOD*

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For Lease

12,245 s.f. Dock and Grade Loading Warehouse / Office

5605 - 70th Street
Edmonton, AB

- › Ample parking for staff & customers
- › Dock and grade level loading
- › Excellent access to Whitemud Drive via 50th Street and off 75th Street
- › Transit route located within close proximity
- › Attractive office buildout with change room and showers
- › Available for immediate possession
- › *Three (3) months free gross rent (fixturing period) for qualified tenant and term



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Site Specifications

FLOOR PLAN: 12,245 s.f.

Building Size: 133,500 s.f.

Leaseable Area: Office: 1,114 s.f.
Warehouse: 11,131 s.f.
Total Area: 12,245 s.f.

Yard Area: Potential for yard storage

Site Area: 8.11 acres

Legal Description: Lot 15, Block 9, Plan 0721485

Year Built: 2008

Zoning: (IB) – Business Industrial

Power: 200 amp, 600 volt
*to be confirmed by tenant

Grid: 40' x 55'

Loading: (1) 14' x 10' Grade door
(1) 8' x 10' Dock door with leveler

Lighting: T5

Ceiling Height: 28' Clear

Exterior Finish: Concrete block to 10 feet, acrylic stucco and prefinished insulated panel wall

Sprinklered: NFPA Class III – ESFR Ready

Heating/HVAC: HVAC – Office
Gas-fired unit heaters in warehouse
Air exchange in warehouse

Sump: 2 stage compartment

Lease Rate: \$9.25 p.s.f.

Operating Costs: CAM \$1.66 p.s.f.
Tax \$3.24 p.s.f.
Total: \$4.90 p.s.f. (2018 Budget)

