

FOR LEASE

INDUSTRIAL SHOP/OFFICE w/CRANES

3704 - 93 Street NW, Edmonton, AB



HIGHLIGHTS

- 10,000 sq ft (+/-) shop/office space available
- 3 (10-ton) cranes including 2 exterior cranes
- 3 - 18' x 16' OH grade doors
- Sumps and floor drains
- Fenced, gated and fully paved yard
- Excellent access to Whitemud Drive, 91 Street and Calgary Trail

CONTACT

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#201, 9038-51 Avenue, Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	3704-93 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 8622467; Block: 5; Lot: 1B
ZONING	IB (Business Industrial)
TYPE OF SPACE	Industrial
OFFICE & SHOP	10,000 sq ft (+/-)
CEILING HEIGHT	18' clear (inside under hook) 22' clear (outside under hook) 24' clear (warehouse)
COLUMN SPACING	50' x 100'
LOADING	(3) - 18' x 16 OH grade
CRANES	(3) - 10-ton bridge
POWER	600 Volt (TBV)

FINANCIALS

LEASE RATE	Market
OPERATING COSTS	\$2.49/sq ft (2021 property taxes)
POSSESSION	Negotiable

ADDITIONAL INFO

- Multiple offices, boardrooms, workspaces, kitchenette, washrooms
- (3) - 18' x 16' grade doors
- 1 drive-thru bay
- (3) - 10-ton bridge cranes including 1 exterior bridge crane
- Sumps, floor drains
- Building can be demised



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ADDITIONAL PHOTOS



GRADE LOADING



MULTIPLE CRANES



EXTERIOR CRANEWAY



STAFF ROOM



INTERIOR BRIDGE CRANES



18' X 16' OVERHEAD DOORS



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PROPERTY LOCATION



Quality Based on Results, Not Promises.

Contact Our Team For More Information

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