

Industrial office/warehouse bays for lease

- Opportunity to secure unit located at the corner lot near the intersection of 98 Street and 39 Avenue
- Well-maintained shop facility built in 2009
- Facility includes:
 - Functional office layout
 - Generous marshalling area & drive around access
 - Abundant site & street parking

Asking:

\$9.50



Dock/Grade Loading



Quick Access to Whitemud Drive

Matthew Best

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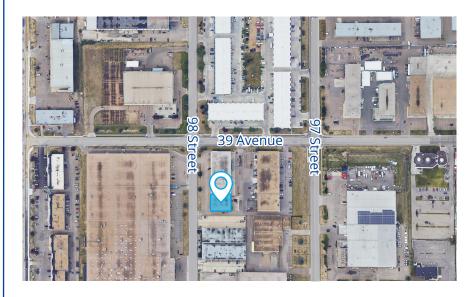
Michael L. Keating

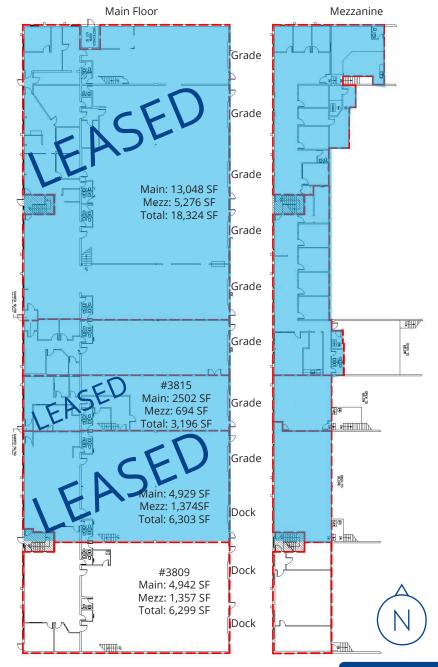
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Property Overview

Legal Address	Plan 8021058, Block 20, Lot 14
Zoning	Medium Industrial (IM)
Building Area	6,299 SF
Ceiling Height	19'
Lighting	LED
Loading	Dock (2)
Power	100 amp 120 / 208 volt 3-Phase
Asking Lease Rate	\$9.50 PSF
Operating Cost	\$5.14 PSF
Available	Immediately





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