FOR LEASE

INDUSTRIAL OFFICE/WAREHOUSE

1220-70 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 18,300 sq ft (+/-) industrial office/warehouse space
- 1,800 sq ft (+/-) front office space
- In floor heating in warehouse
- (4) 14' x 14' OH grade doors
- Excellent access to 17 Street, Sherwood Park Freeway and Anthony Henday
- Located in Southeast Industrial

CONTACTS

JOEL WOLSKI

Director, Associate T 780.423.7599 C 780.904.5630 joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker T 780.423.7588 C 780.720.6541 scott@royalparkrealty.com



T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS 1220-70 Avenue NW,

Edmonton, Alberta

LEGAL DESCRIPTION Plan: 7920262; Block: 1; Lot: 10

ZONING IM

 OFFICE
 1,800 sq ft

 WAREHOUSE
 16,500 sq ft

 TOTAL SQUARE FEET
 18,300 sq ft (+/-)

YARD SIZE Negotiable

LOADING DOORS (4) 14' x 14' (grade)

POWER 400 amp, 600 volt (TBV)

PARKING Ample

FINANCIALS

LEASE RATE \$9.00/sq ft

OPERATING COSTS \$6.50/sq ft (includes

taxes, insurance, property maintenance and snow

removal)

TERM Five (5) year preferred

POSSESSION Immediate

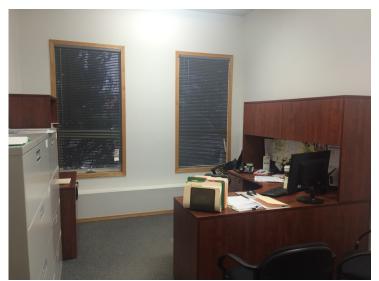
ADDITIONAL INFO

A/C in office

• In floor heating in warehouse











T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

AERIAL PHOTO







T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY LOCATION







T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4 royalparkrealty.com