

# FOR LEASE

## 5 ACRES INDUSTRIAL LAND

7120-34 Street NW, Edmonton, AB

**BUILD TO SUIT  
OPPORTUNITY**



### HIGHLIGHTS

- 5 Acres (+/-) industrial land for lease or build to suit opportunity
- Fully prepped, graveled, fenced and gated yard
- Power on-site
- Direct exposure to 34 Street
- Close proximity and excellent access to 34 Street, Sherwood Park Freeway and Anthony Henday
- Immediate possession

### CONTACT

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REALTY™**

T 780.448.0800 F 780.426.3007  
6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	7120-34 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2867NY; Block: B
ZONING	AGI (Industrial Reserve Zone)
SITE SIZE	5 Acres (+/-)
POSSESSION	Negotiable

## FINANCIALS

LEASE RATE	\$3,000 - \$4,000/acre/month (net)
OPERATING COSTS	\$839.38/acre/month (taxes \$150/month (insurance)

## ADDITIONAL INFO

- Join neighbours such as Loadstar Dispatchers, Derrick Disposal, Rosenau Transport, Gregg Distributors, and more!



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# PHOTOS



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# PROPERTY MAP



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