FOR LEASE

5 ACRES INDUSTRIAL LAND

7120-34 Street NW, Edmonton, AB



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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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

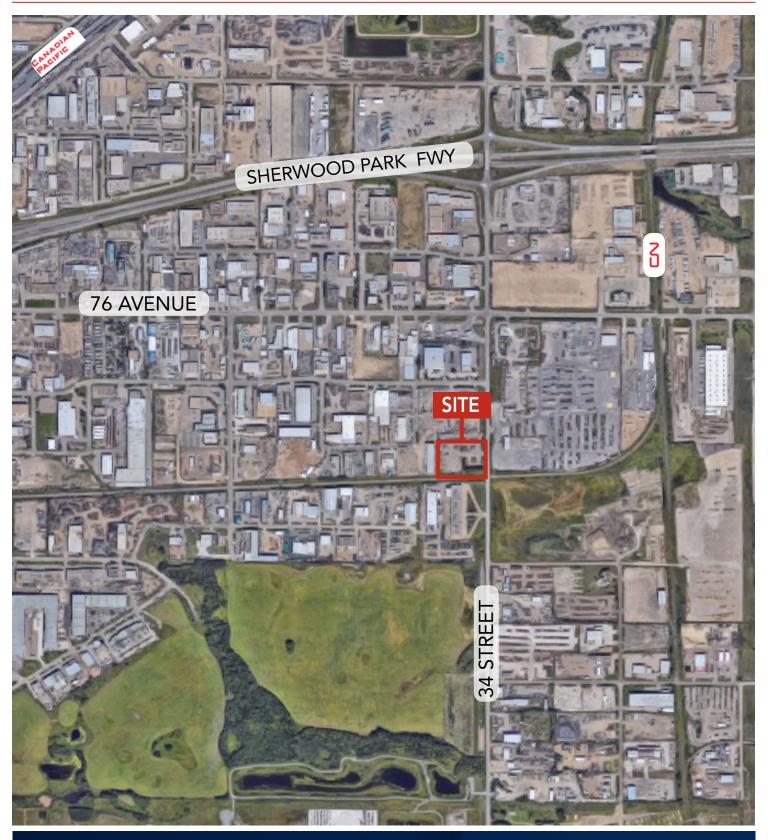






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PROPERTY MAP





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