

# FOR LEASE

## INDUSTRIAL OFFICE/SHOP W/CRANES

3704-93 Street NW, Edmonton



### HIGHLIGHTS

- 31,462 sq ft on 1.44 Acres (+/-)
- 9,000 sq ft (+/-) office space over two floors
- Demisable
- 10 (10-ton) cranes including 2 exterior crane ways
- 8 - 18' x 16' OH grade doors
- Sumps, floor drains
- Fenced, gated, fully paved yard
- Excellent access to Whitemud, 91 Street, Calgary Trail

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**ROYAL PARK**  
REALTY™

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6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	3704-93 Street NW, Edmonton
LEGAL DESCRIPTION	Plan: 8622467; Block: 5; Lot: 1B
ZONING	IB (Business Industrial)
TYPE OF SPACE	Industrial
MAIN OFFICE & SHOP	26,462 sq ft (+/-)
2ND FLOOR OFFICE	5,000 sq ft (+/-)
TOTAL	31,462 sq ft (+/-)
YARD SIZE	1.44 Acres (+/-)
CEILING HEIGHT	18' clear (inside under hook) 22' clear (outside under hook) 24' clear (warehouse)
LOADING	8 - 18' x' 16 OH grade
CRANES	(10) 10-ton bridge
POWER	600 volt (tbv)

## FINANCIALS

LEASE RATE	<del>\$15.00/sq ft</del> \$13.00/sq ft
OPERATING COSTS	\$2.35/sq ft (taxes)
POSSESSION	Negotiable

## ADDITIONAL INFO

- Multiple offices, boardrooms, workspaces, kitchenette, washrooms
- (8) 18' x 16' grade doors
- 2 Drive-thru bays
- (10) 10-ton bridge cranes including 2 exterior bridge cranes
- Sumps, floor drains
- Can be demised

## PROPERTY LOCATION



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# ADDITIONAL PHOTOS



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