

# FOR LEASE

## 75<sup>th</sup> STREET INDUSTRIAL FACILITY

7410-68 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 14,965 sq ft ± industrial shop & office available
- Recently renovated office features reception, 5 offices, 3 washroom
- Shop features 10-ton & 5-ton overhead bridge cranes, trench sumps and extensive power distribution
- 5,000 sq ft ± exterior crane-way
- Oversized grade loading
- Excellent location with quick access to major arterial roads including 75 Street & Sherwood Park Freeway

### CONTACT



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# Overview | 7410-68 Avenue NW, Edmonton, AB



## Property Information

MUNICIPAL ADDRESS	7410-68 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 4254MC; Block: 11; Lot: K
ZONING	IM (Medium Industrial)
SPACE AVAILABLE	14,965 sq ft ±
CRANES	(1) 5-ton & (1) 10-ton
EXTERIOR CRANE	50' x 100' crane rail
COLUMN GRID	50' clear span
GRADE LOADING	(1) 15' x 16'
CEILING HEIGHT	24.5' at eave, 31' at centre, 18' hook height
POWER	800 Amp, 400 Volt, 3 Phase
SUMPS	Trench
POSSESSION	January 2024

## Financials

Lease Rate:

**Starting at \$10.00/sq ft (net)**

Operating Costs:

**\$3.25/sq ft**

Utilities (est.):

**\$5.50/sq ft**

*\*\*Note: Estimate based on former Heavy Fabrication Tenant.*



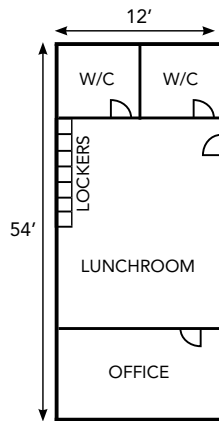
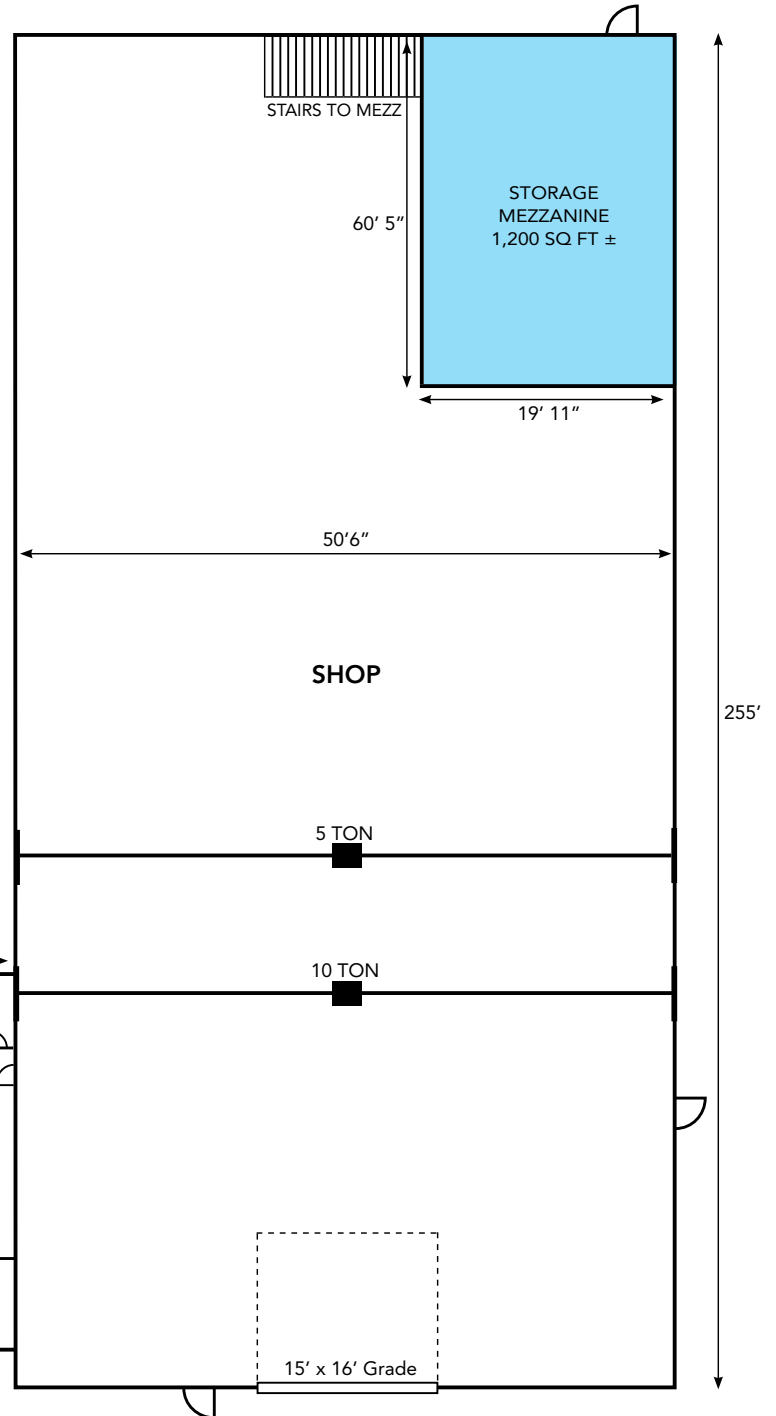
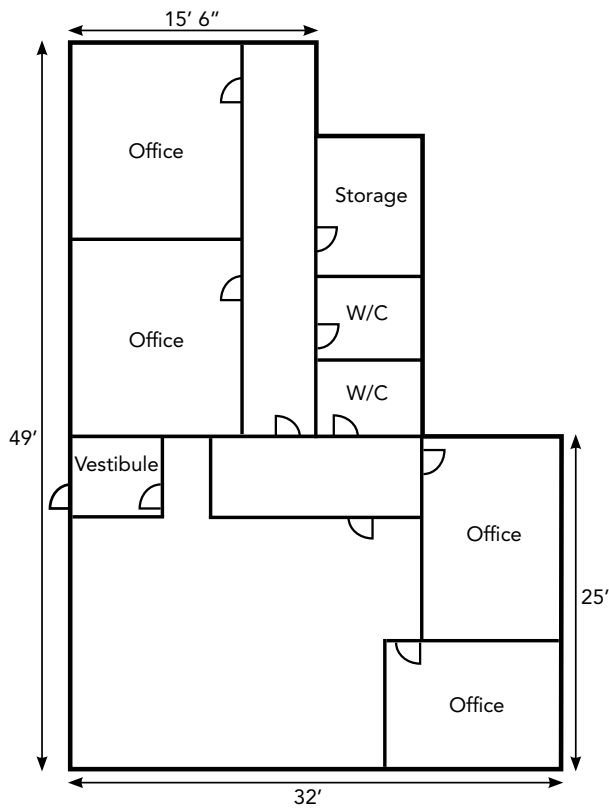
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## Shop & Office Layout | 7410-68 Avenue NW, Edmonton, AB



- 5 Ton & 10 Ton overhead cranes
- Exterior craneway
- Oversized grade loading door
- Make-up air system
- Shaw fibre optic
- LED lighting
- Trench sumps
- Extensive power distribution

- Recently renovated office space
- Shared paved parking includes ample parking with energized stalls

- Office is air-conditioned
- Excellent access to major roadways



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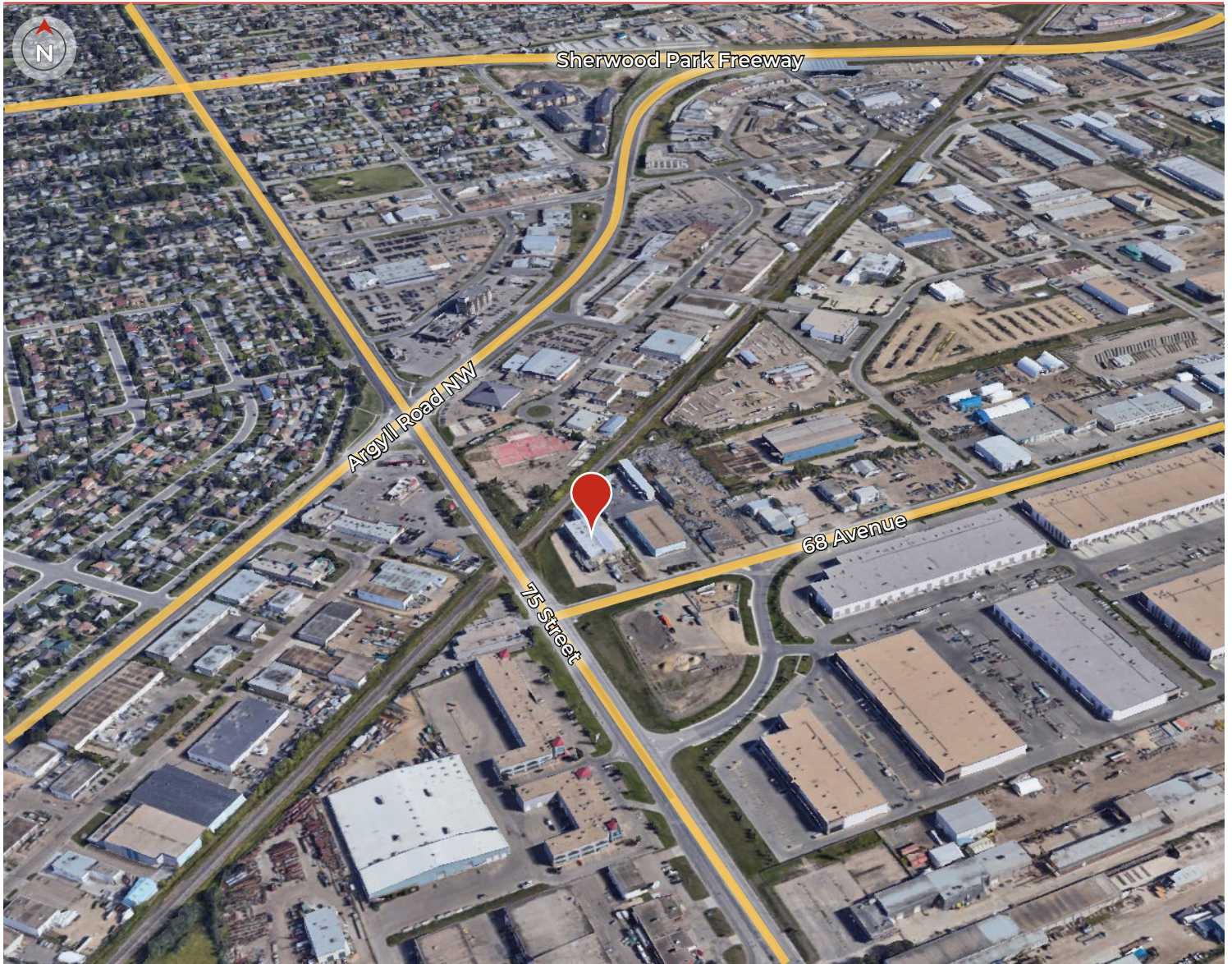
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*Quality Based on **Results**, Not **Promises**.*

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