FOR SUB-LEASE

WAREHOUSE/OFFICE SPACE

7211 & 7115-68 Ave NW, Edmonton, AB

HIGHLIGHTS

- 8,000 - 20,017 sq ft ± warehouse/office with up to 5,000 sq ft ± yard
- Three 14' x 16' grade overhead doors
- Sub-Landlord is open to leaving furnishings in the office
- Two wheelchair accessible washrooms
- Shop washroom and one executive washroom
- Modern updated office

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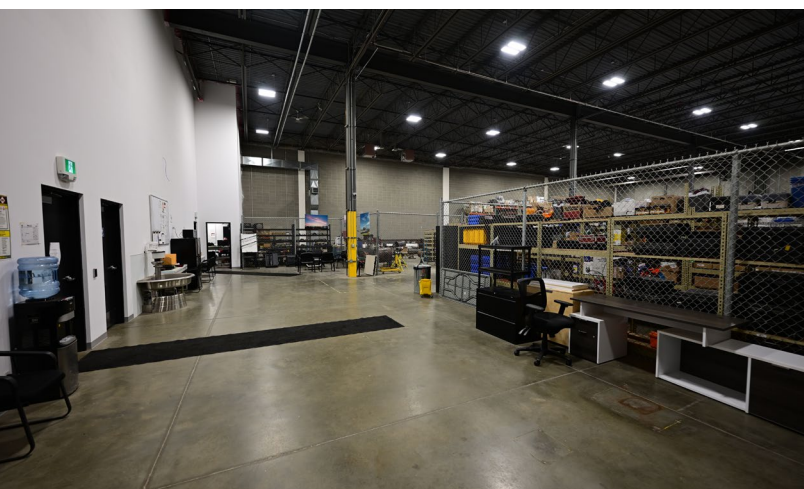Partner, Broker
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ROYAL PARK REALTY™

5,000 SQ FT ±
YARD

Property Details & Financials

MUNICIPAL ADDRESS	7211 & 7115-68 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0725745; Block: 1; Lot: 2
ZONING	BE (Business Employment)
TYPE OF SPACE	Warehouse/office
SIZE	20,017 sq ft ±
YARD SIZE	5,000 sq ft ±
GRADE LOADING	(3) 14' x 16'
CEILING HEIGHT	24' under roof joist; 9' under office T-bar
HEATING	Forced air in shop, HVAC in office
POWER	200 Amp, 600 Volt, 3-phase
DRAINAGE	1 sump & 2 trough drains
PARKING	Scramble
SUB-LEASE RATE	~~$12.50/ sq ft~~ **$11.50/ sq ft**
YARD SUB-LEASE RATE	$2.00/sq ft
OP COSTS	$6.00/sq ft
POSSESSION	Negotiable
SUB-LEASE TERM	Until November 30, 2033

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

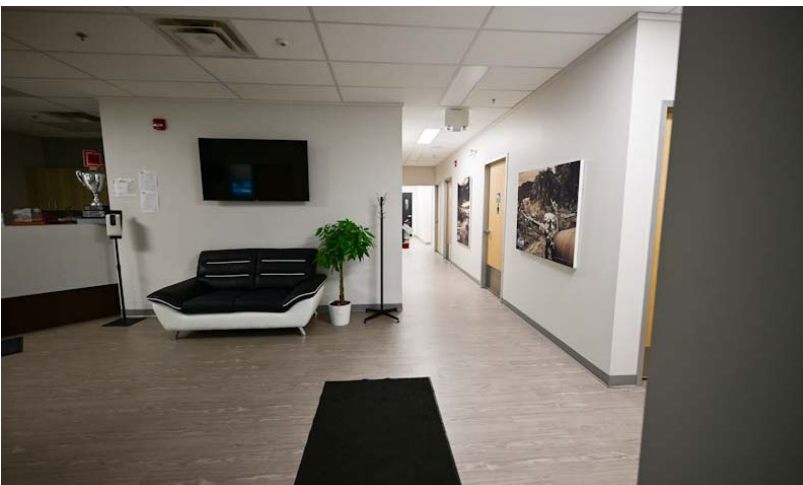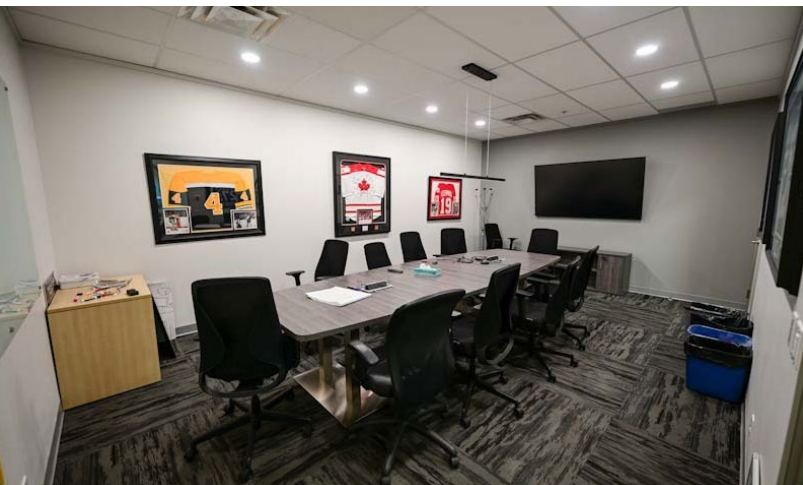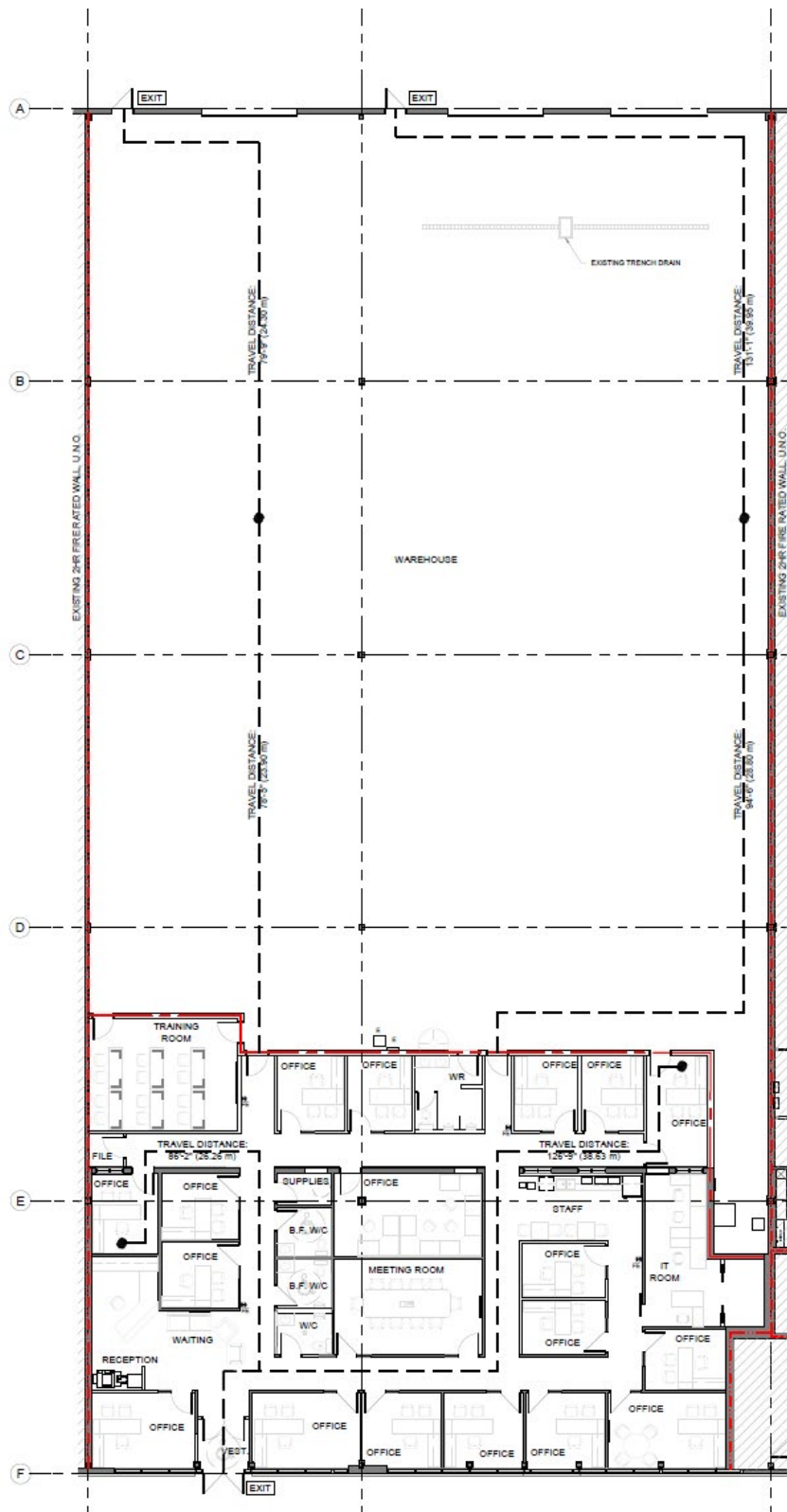**royalparkrealty.com**

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

A | EXIT   EXIT

EXISTING 2HR FIRE RATED WALL U.N.O

TRAVEL DISTANCE: 79'-9" (24.30 m)

TRAVEL DISTANCE: 131'-1" (39.95 m)

EXISTING TRENCH DRAIN

B

EXISTING 2HR FIRE RATED WALL U.N.O

WAREHOUSE

C

TRAVEL DISTANCE: 78'-3" (23.90 m)

TRAVEL DISTANCE: 94'-6" (28.80 m)

D

TRAINING ROOM

OFFICE   OFFICE   WR   OFFICE   OFFICE

OFFICE

TRAVEL DISTANCE: 86'-2" (26.26 m)

TRAVEL DISTANCE: 1,26'-9" (38.63 m)

FILE

OFFICE   OFFICE   SUPPLIES   OFFICE   STAFF

E

B.F. W/C   OFFICE   IT ROOM

OFFICE   MEETING ROOM

B.F. W/C

WAITING   W/C   OFFICE   OFFICE

RECEPTION   OFFICE

OFFICE   OFFICE   OFFICE

F | VEST.   OFFICE   OFFICE   OFFICE

EXIT

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

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