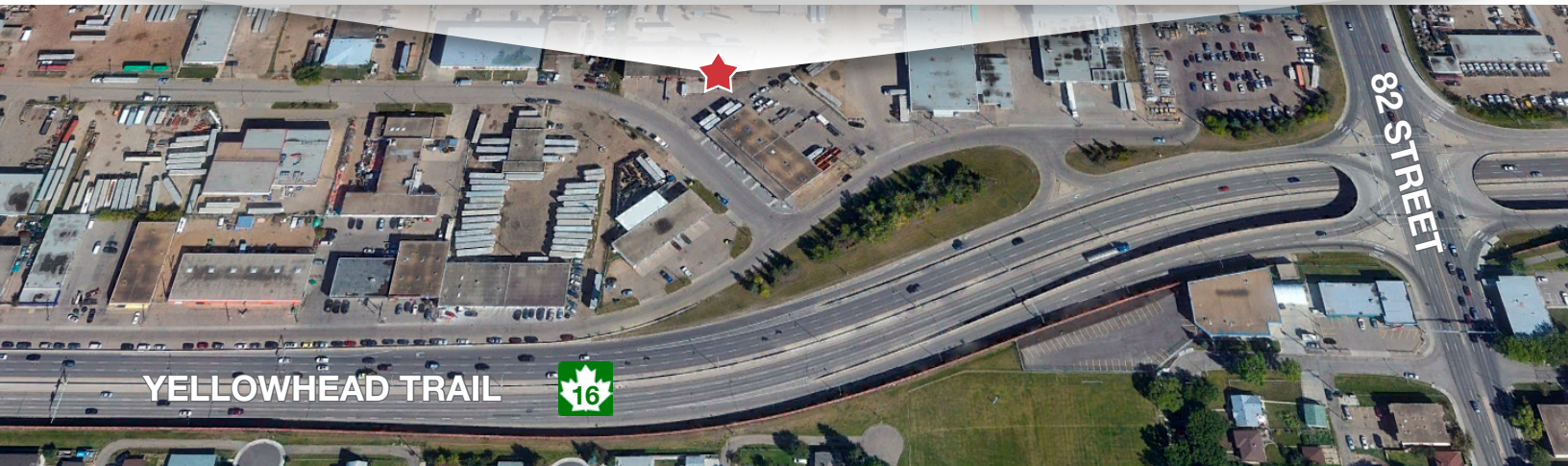


**REDUCED  
RATE**



**8546 - 126 Avenue NW**

Edmonton, Alberta

### Property Features

- Distribution space at competitive rates in north Edmonton
- Multiple loading doors - both dock and grade
- Secure fenced yard in the back building
- Block walls
- Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton

**Chad Snow**

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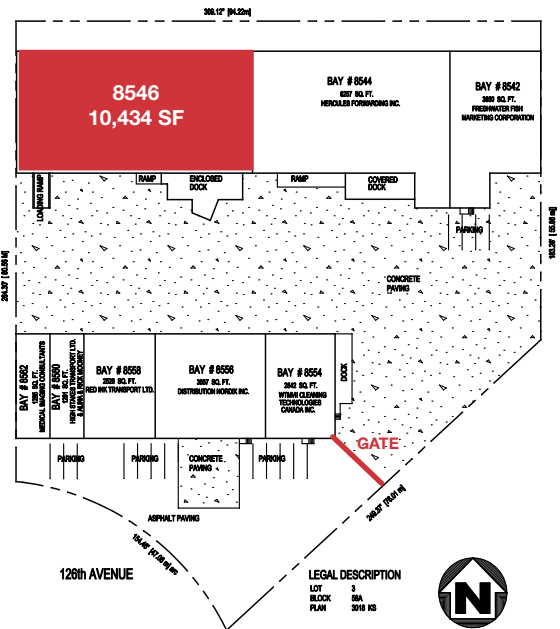
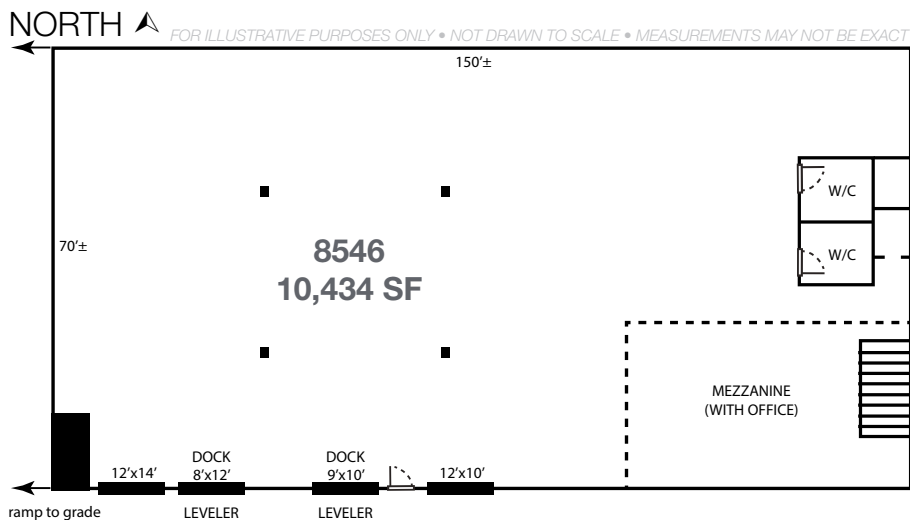
**FOR LEASE**  
**Delton Industrial Centre**

# 8546 - 126 Avenue NW

## Edmonton, Alberta

### Additional Information:

AREA AVAILABLE	10,434 sq.ft.±
LEGAL DESCRIPTION	Plan 3018KS, Block 58A, Lot 3
ZONING	IM (Medium Industrial)
LEASE TERM	3 - 10 years
AVAILABLE	Immediately
CEILING HEIGHT	17'8"± under truss
NET RENTAL RATE	\$7.50/sq.ft./annum <b>Starting at \$6.00/sq.ft./annum</b>
OPERATING COSTS	\$4.75/sq.ft./annum (2023/24 estimate) Includes building insurance, property taxes, common area maintenance and management fees



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