

FOR LEASE

SHERWOOD BUSINESS CENTRE

NAI Commercial

8,138 SF TO 16,275 SF WITH MAKE-UP AIR & SECURED YARD

REDUCED RATE



4196 - 78 AVENUE | EDMONTON, AB | WAREHOUSE BAY

PROPERTY HIGHLIGHTS

- 8,138 - 16,275 sq.ft.± warehouse bay
- Sprinklered
- Heated make up air unit
- Grade loading
- Newly renovated
- New LED linear high bay lighting
- Heavy power

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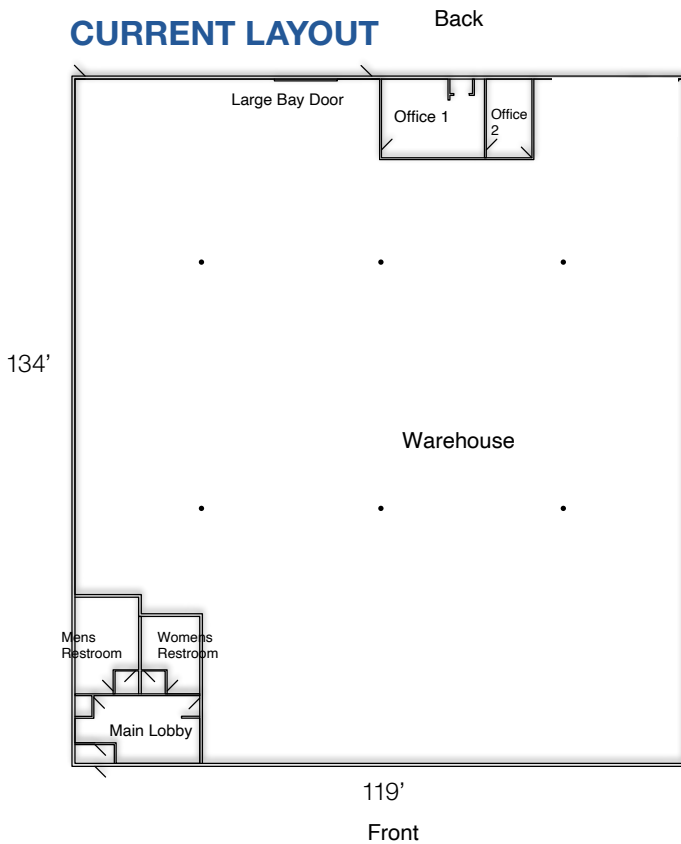
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ADDITIONAL INFORMATION

SIZE AVAILABLE	8,138 - 16,275 sq.ft.±
LEGAL DESCRIPTION	Lot 5B, Block 4, Plan 23562
ZONING	IB (Business Industrial)
LOADING	(1) Grade 12'x12' (Air curtain)
AIR CONDITIONING	Yes
CLEAR CEILING HEIGHT	18'
POWER	(2) 200 amp, 3 phase, 120/208 84 circuit each (1) 100 amp, 244/480 volt (2) 100 amp, 120/208, 3 phase, 42 circuit
YEAR BUILT	1977
NET RENTAL RATE	\$9.50/sq.ft./annum Starting at \$8.50/sq.ft./annum
OPERATING COSTS	\$5.40/sq.ft./annum (2023 estimate) Includes building insurance, property taxes, common area maintenance and management fees



CURRENT LAYOUT



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

POTENTIAL OPTIONS TO DEMISE

