

Industrial Warehouse Bay

Located in Morris Industrial

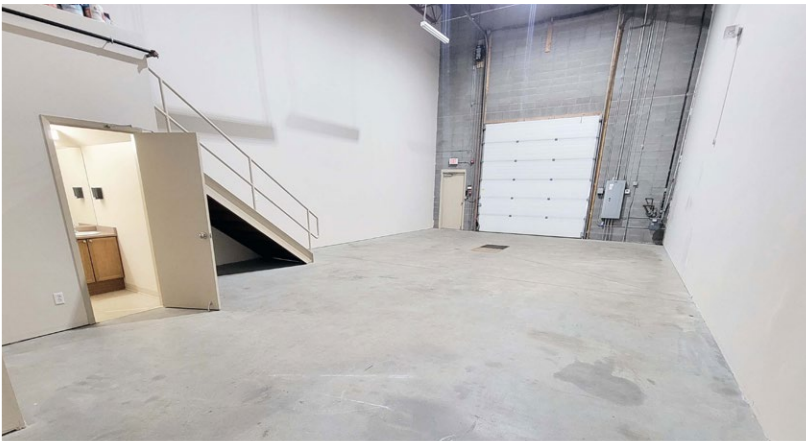
4320 - 82nd Avenue
Edmonton, Alberta
www.cbre.ca

Move in Ready!



Industrial Bay

4320 - 82nd Avenue | Edmonton, Alberta



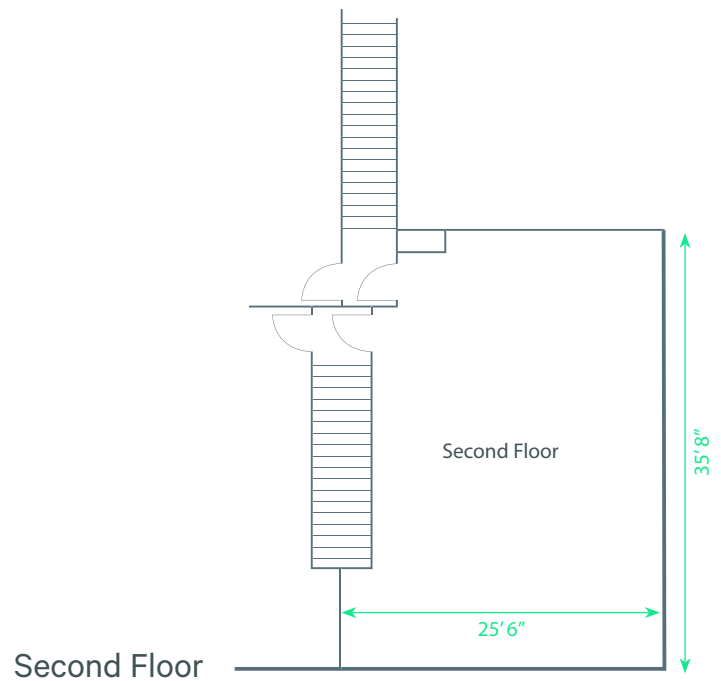
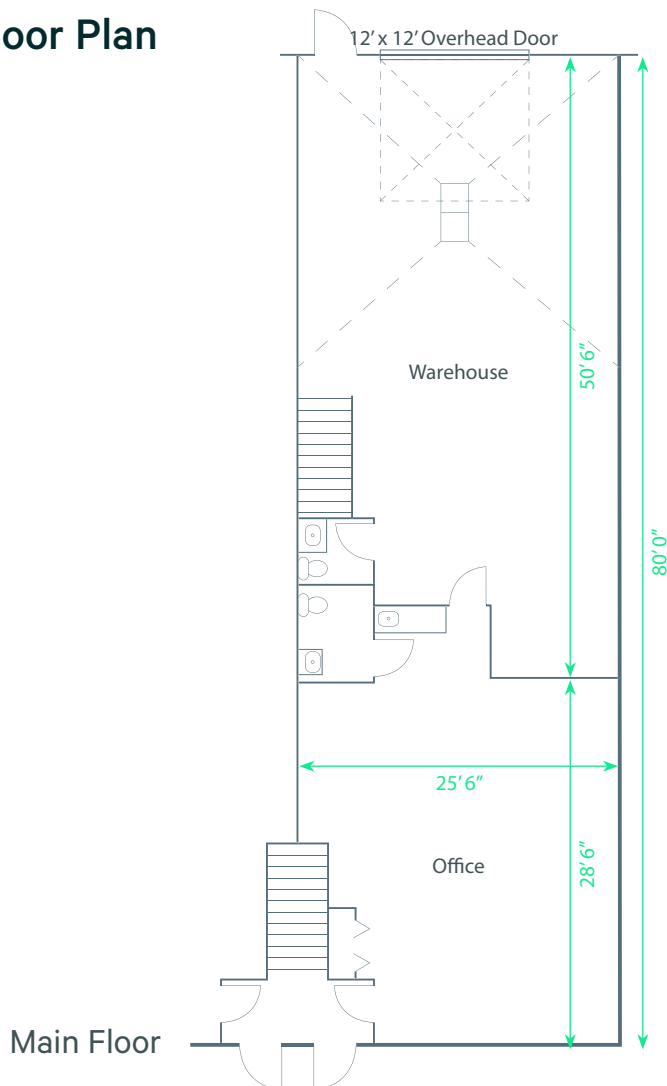
Industrial Warehouse Bay

The subject property is located in the Morris Industrial Area with easy access provided by 34th Street. The interior features new paint and carpet throughout. There is 910 sq. ft. of concrete second floor space with HVAC distribution, carpet, and lighting.

Legal Address	Plan 7520086; Block 1; Lot 2
Zoning	IM - Medium Industrial
Available Area	2,990 sq. ft.
Grade Loading	(1) 12' x 12' electric door
Construction	Concrete block
Column Spacing	25'
Ceiling Height	22' Clear
Power	120/208 volt; 250 amp <i>*To be confirmed</i>

Heating	Forced air overhead units
Lighting	LED
Sumps	Yes
Op Costs (2022)	\$5.00 per sq. ft. / annum
Lease Rate	\$9.00 per sq. ft. / annum
Available	Immediately

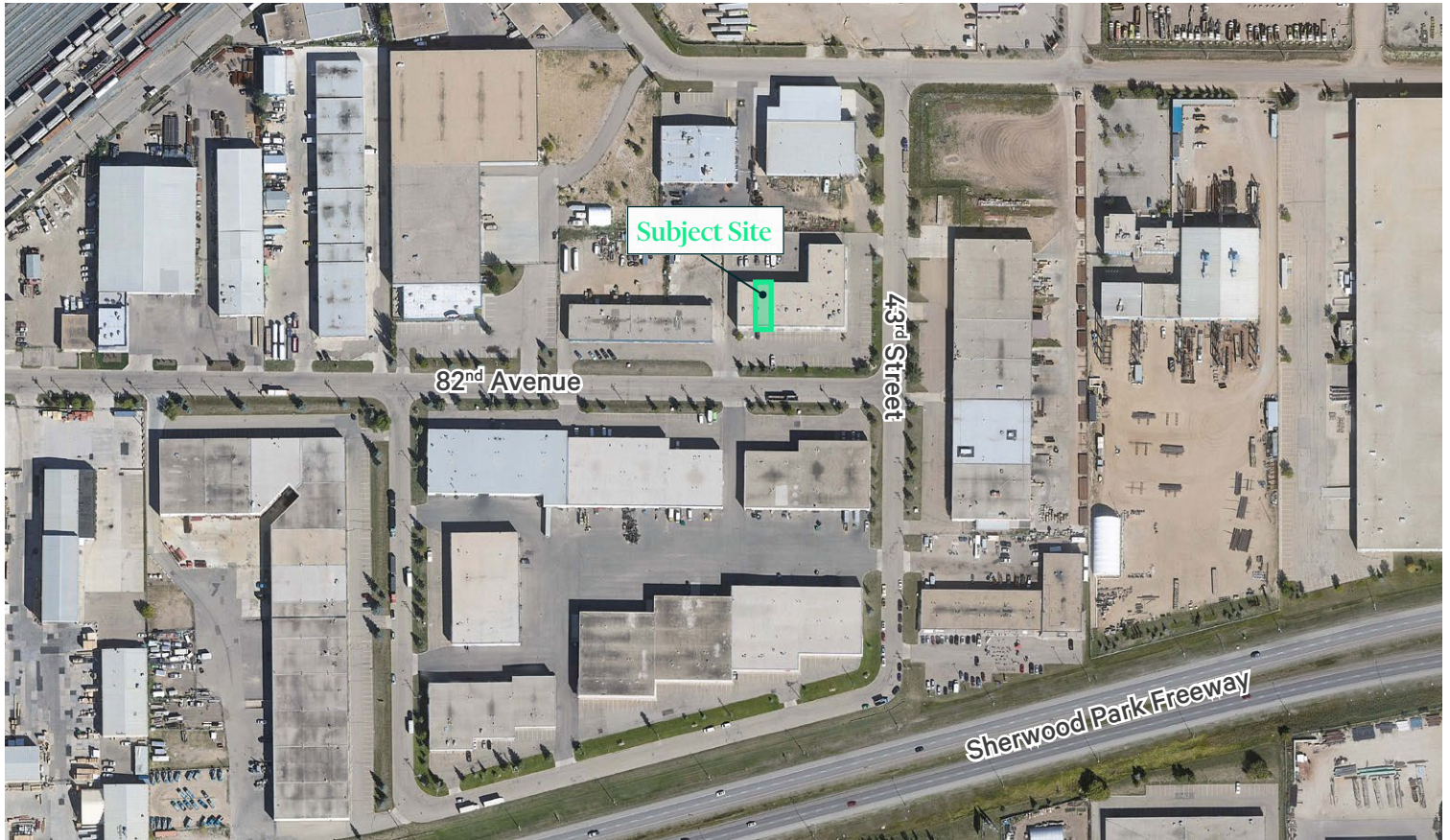
Floor Plan



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For Lease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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