



Available For Lease

INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

4104 99 Street NW

Edmonton, Alberta



Site Tour Information

Site tours by appointment only

Sherri Joyce

780.421.4000 ext. 6 (office)
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Andrew Rudzitis

780.421.4000 ext. 1 (office)
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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

YORKREALTY.CA



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Location & Access

Located on the west side of 99th street, the former Leading Brands building has excellent access to the Whitemud Drive, Gateway Boulevard, and Calgary Trail. The property provides strategic benefits to industrial, and retail users. Industrial users benefit from its proximity to major arterial roadways such as the Whitemud and 99th street. The property also boasts close proximity to the Canadian Pacific rail terminal. Retail users benefit from high traffic counts and its proximity to the major retail centres along Gateway Boulevard and Calgary trail. Furthermore, the proximity to the South Edmonton residential areas make it ideal for potential customers.

	OPTION A	OPTION B
Type	Industrial Office Warehouse	
Zoning	IB –Industrial Business	
Site Area	3.00 Acres	
Year Built	1972	
# of Tenants	1	3
Bay Sizes	48,114 SF Warehouse 7,324 SF Office	Bay1: 14,400 SF Bay 2: 16,120 SF Bay 3: 17,050
Loading	3 Dock Loading Doors	1 Dock Loading Door
Ceiling Height	24' - 26' Clear	
Power	800 amp, 347/600 volt	

Lease Information

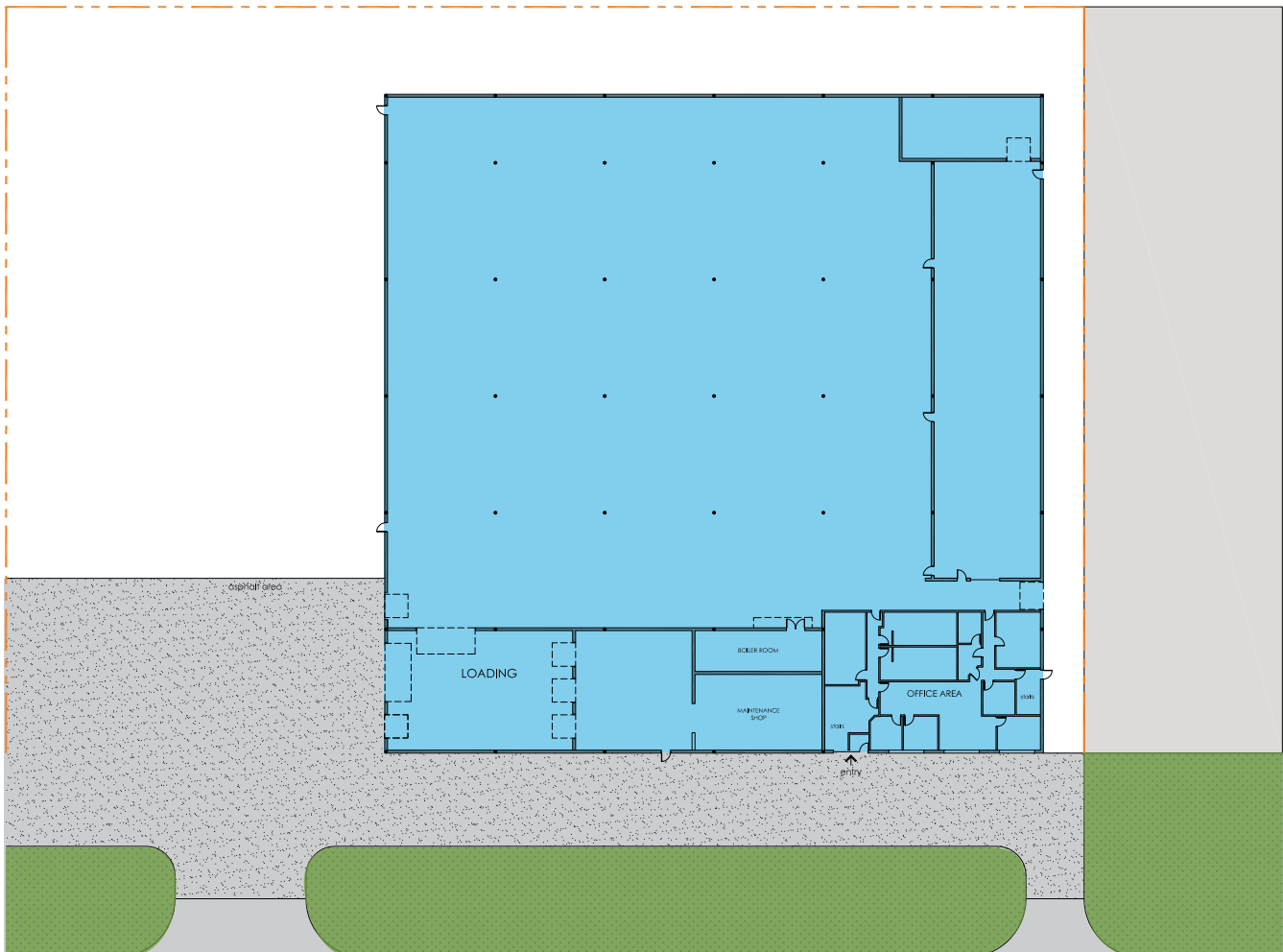
Base Rent	<i>Market</i>
Availability	<i>Immediate</i>
Terms	<i>Minimum five (5) Years</i>

Traffic Count

Whitemud Drive @ 99th Street	98,700 (2015)
99th Street @ Whitemud Drive	24,800 (2015)
34th Avenue @ 99th Street	29,100 (2015)

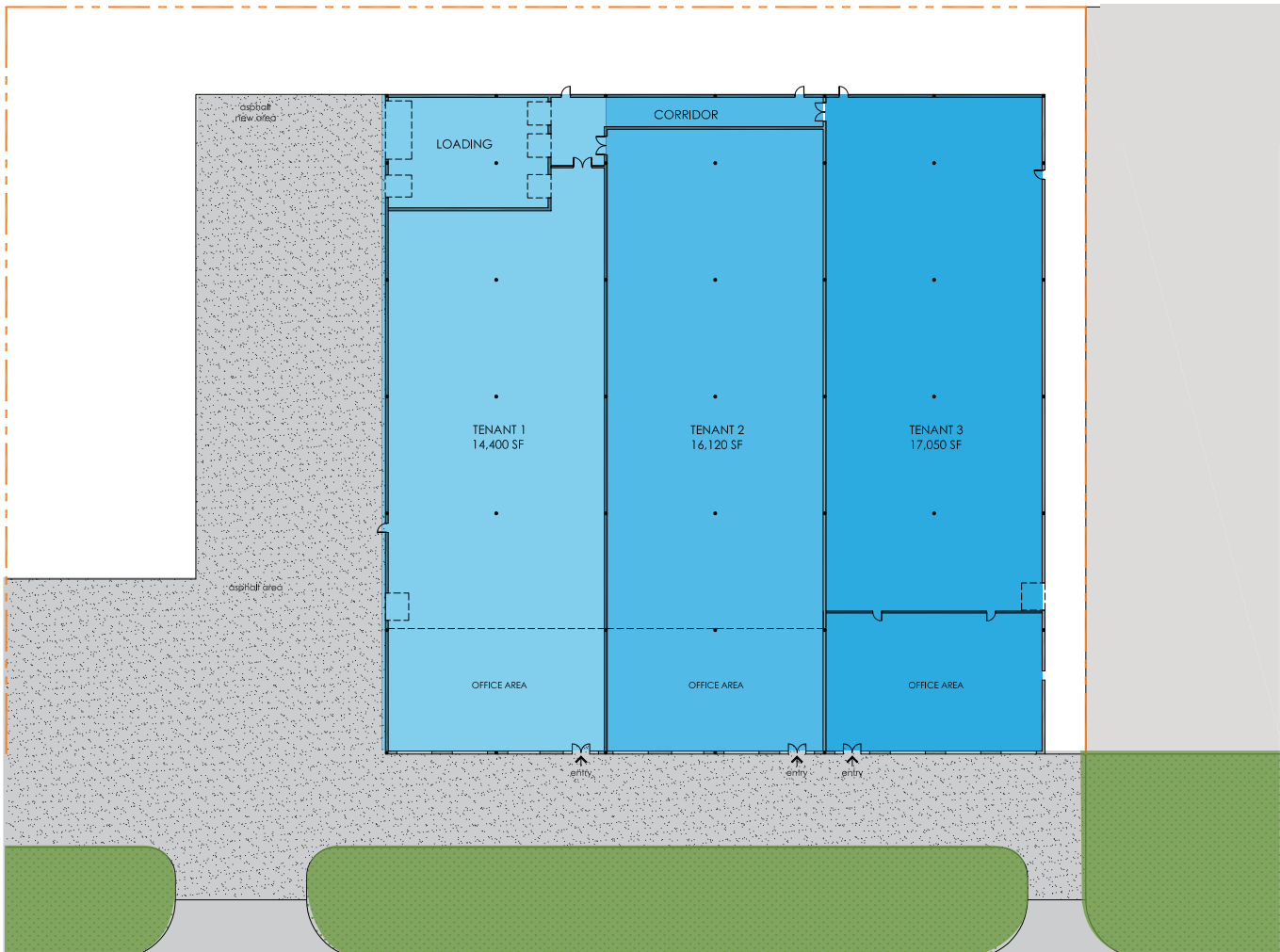


Option A *Single Tenant – Building Reclad*





Option B *Three Tenants – Building reclad, Entries for tenants, and interior redemised*



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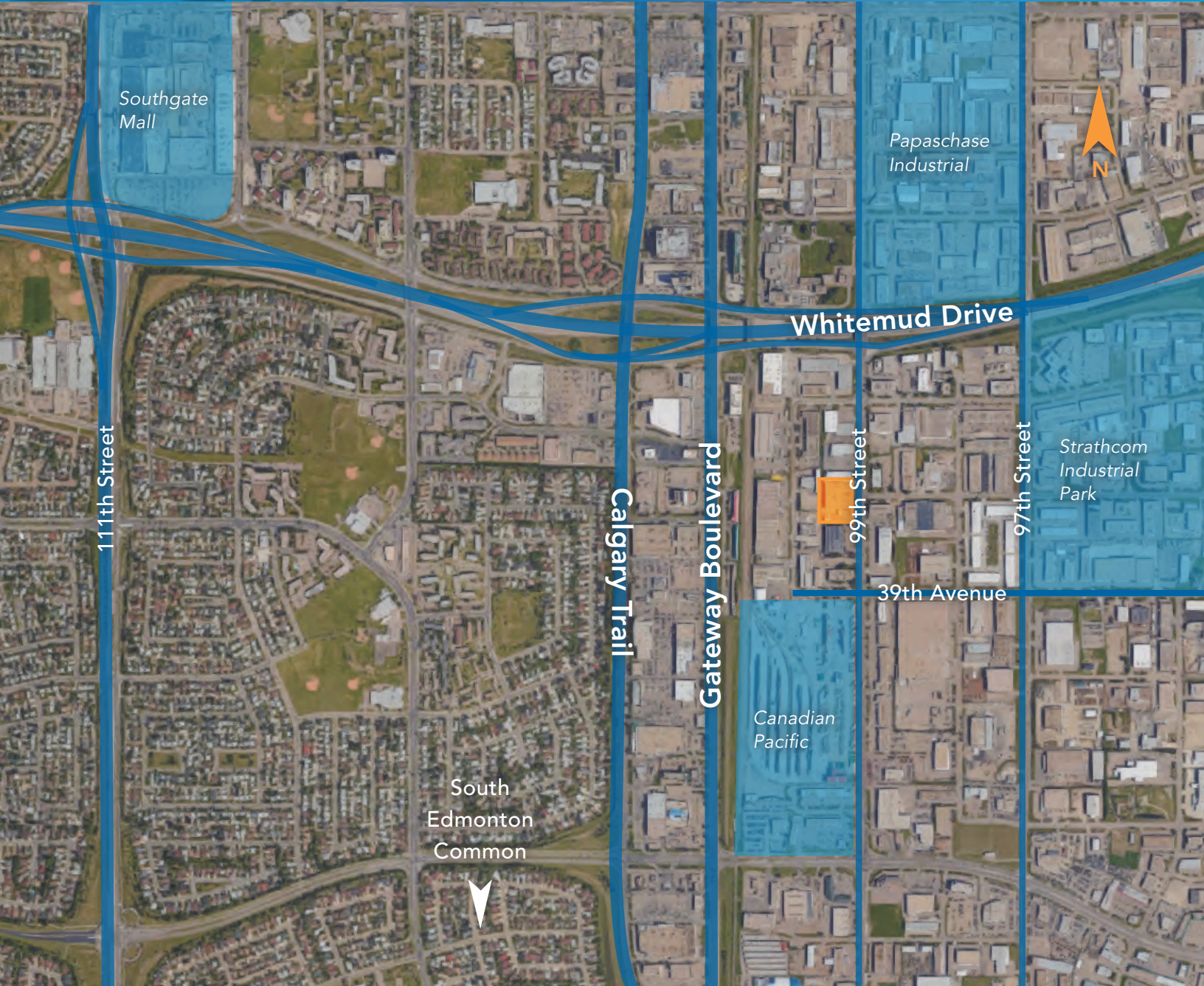
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