



Industrial | Office, Showroom, Warehouse

**4308/06 76 Ave NW**  
Edmonton, Alberta  
**Lease Opportunity**



## LEASE INFORMATION

<b>Base Rent</b>		Market
<b>Operating Costs</b>	\$4.70 / SF (2017 est.)	
<b>Availability</b>		Immediately
<b>Term</b>		Minimum five (5) years



## SITE FEATURES

This space is located in Southeast Edmonton, just off 50 Street and 76 Avenue. With great access to major routes in the very busy industrial SE corridor of Edmonton, this space is ideally situated for Warehouse and Manufacturing users who also need space for office. Site features include convenient access to major routes, ample parking, and surface storage behind the space.

## SITE DETAILS

### Address

4308 /10 76 Ave NW  
Edmonton, Alberta

### Legal

Plan 752 0086  
Block 5, Lot 5

### Zoning

IM – Medium Industrial

### Type

Industrial Office,  
Showroom, Warehouse

### Year Built

1976

### Loading

Grade

### HVAC

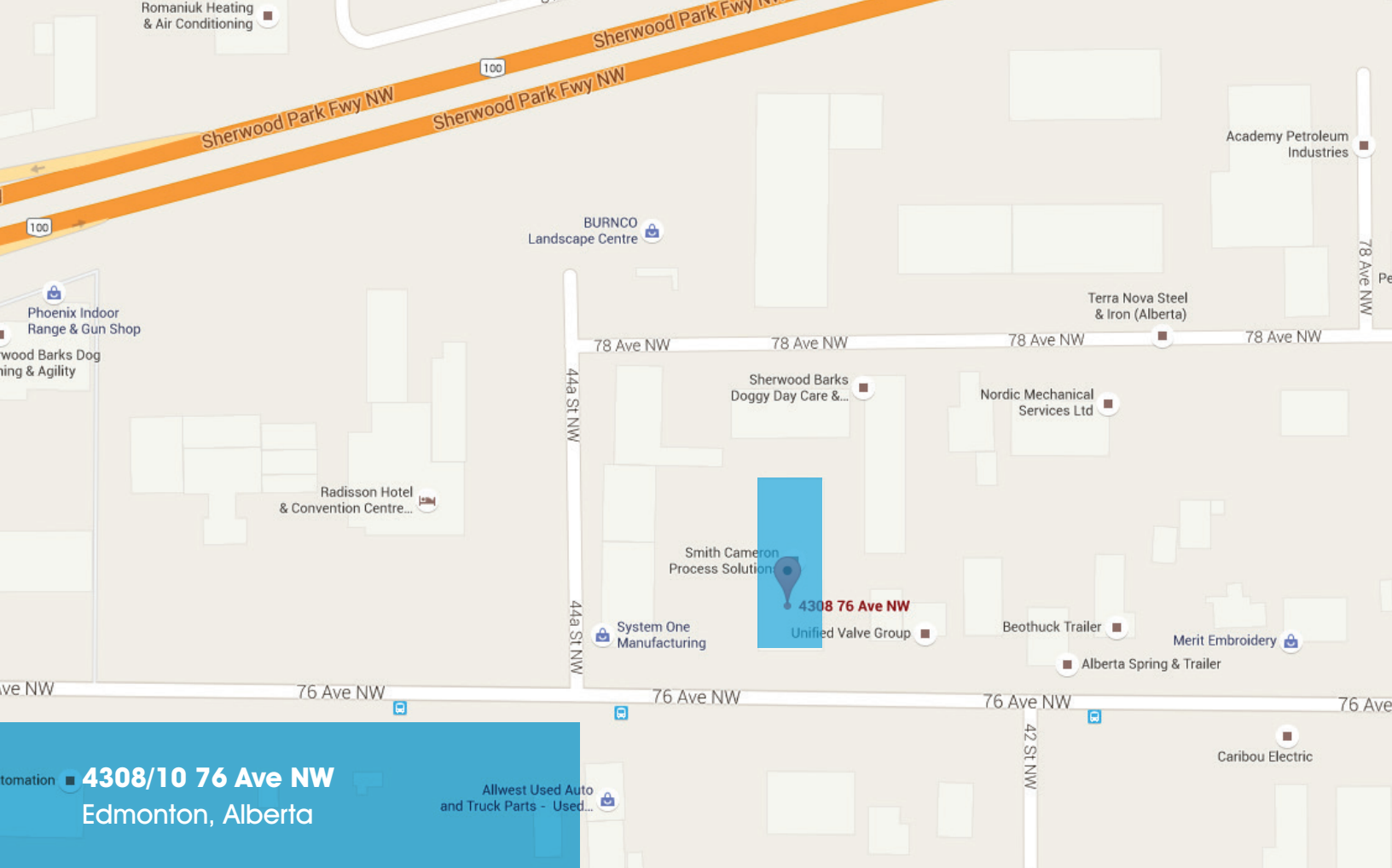
Office/Showroom – RTU's  
Warehouse – Unit heaters

### Available Area

Up to 5,604 SF

### Power

To be determined



## SITE TOUR INFORMATION Site tours by appointment only

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