



## PROPERTY HIGHLIGHTS

- 17,680 SF available
- Up to 5,000 SF of office available
- 3 grade doors
- 1 Acre of yard

### Site Tour Information

Site tours by appointment only

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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6





## LEASE INFORMATION

**BUILDING SIZE: 17,680 SF**

**BASE BUILDING BASIC RENT: MARKET**

**ADDITIONAL RENT: \$4.75 / SF (ESTIMATE)**



## SECOND BUILDING

**4204 11 STREET NE**

### BUILDING

- 12,680 SF Warehouse
- 5,000 SF Office
- 1 Acre of yard

### FEATURES

- 29' Clear

### ELECTRICAL

- 400 amps, 600 volt

### DOORS

- 1 - 12'x14' drive-in
- 1 - 13'x14' drive-in
- 1 - 26'x24' drive-in



# SITE LOCATION



**15** MINUTES  
TO THE AIRPORT

**25,000**  
VEHICLES DAILY  
ON 42 AVENUE

**11** MINUTES  
TO DOWNTOWN

