



## PROPERTY HIGHLIGHTS

- Tenant inducement package for a full warehouse conversion
- Exposure to Gateway Blvd
- Quick access to the Whitemud, Gateway Blvd & Calgary Trail
- Potential for up to 1 acre of yard
- Fully renovated warehouse
- Ample paved parking
- Ability to add up to 4 dock doors
- Fiber optics available

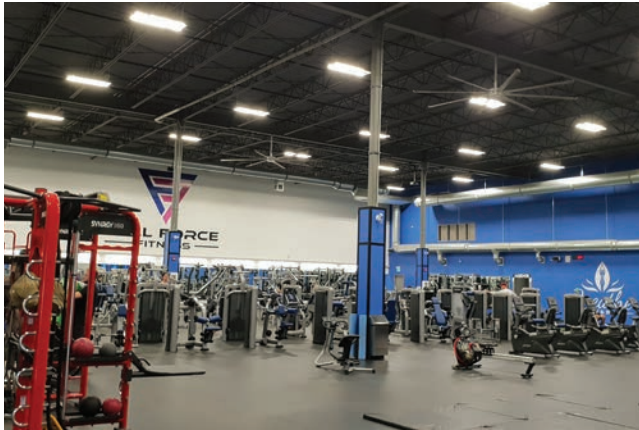
**Site Tour Information** Site tours by appointment only

Miguel Martinez | Special Projects Manager  
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Canadian Western Bank Place  
Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

Whitemud Center - 4120 101 St NW

Edmonton, Alberta



DETAILS

Address	4120 101 Street NW
Legal Description	Lot 1, Block 1, Plan 4984NY
Zoning	Industrial Business Zone (IB)
Construction	Centre block / steel frame
First Floor	30,007 SF
Second Floor	4,833 SF free of charge
Clear Height	24'
Grade Loading	One (1) 10' x 14'
Dock Loading	Four (4) doors
Heating	Unit heaters and HVAC
Lighting	LED
Power	400 amps & 600 Volts
Sprinklers	Yes
Fiber Optics	Yes
Yard	1 Acre
Make Up Air Unit	Available

LEASE INFORMATION

Lease Rate	Market
Operating Costs	\$3.97 PSF (est. 2021)
Available	60 Day Notice

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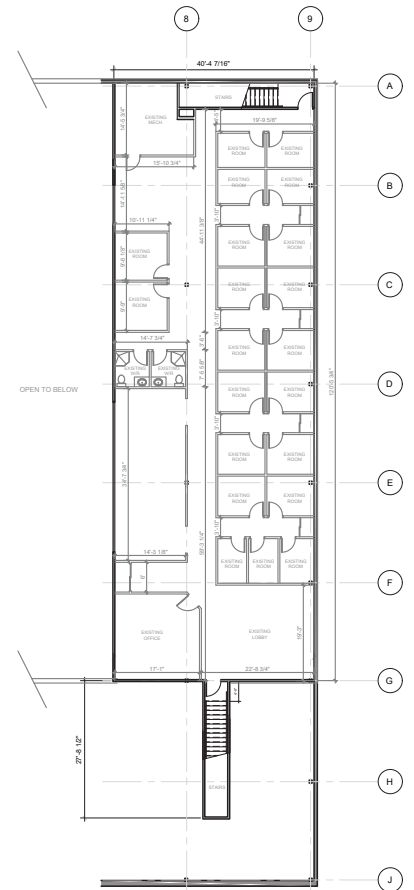
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## Floor Plan



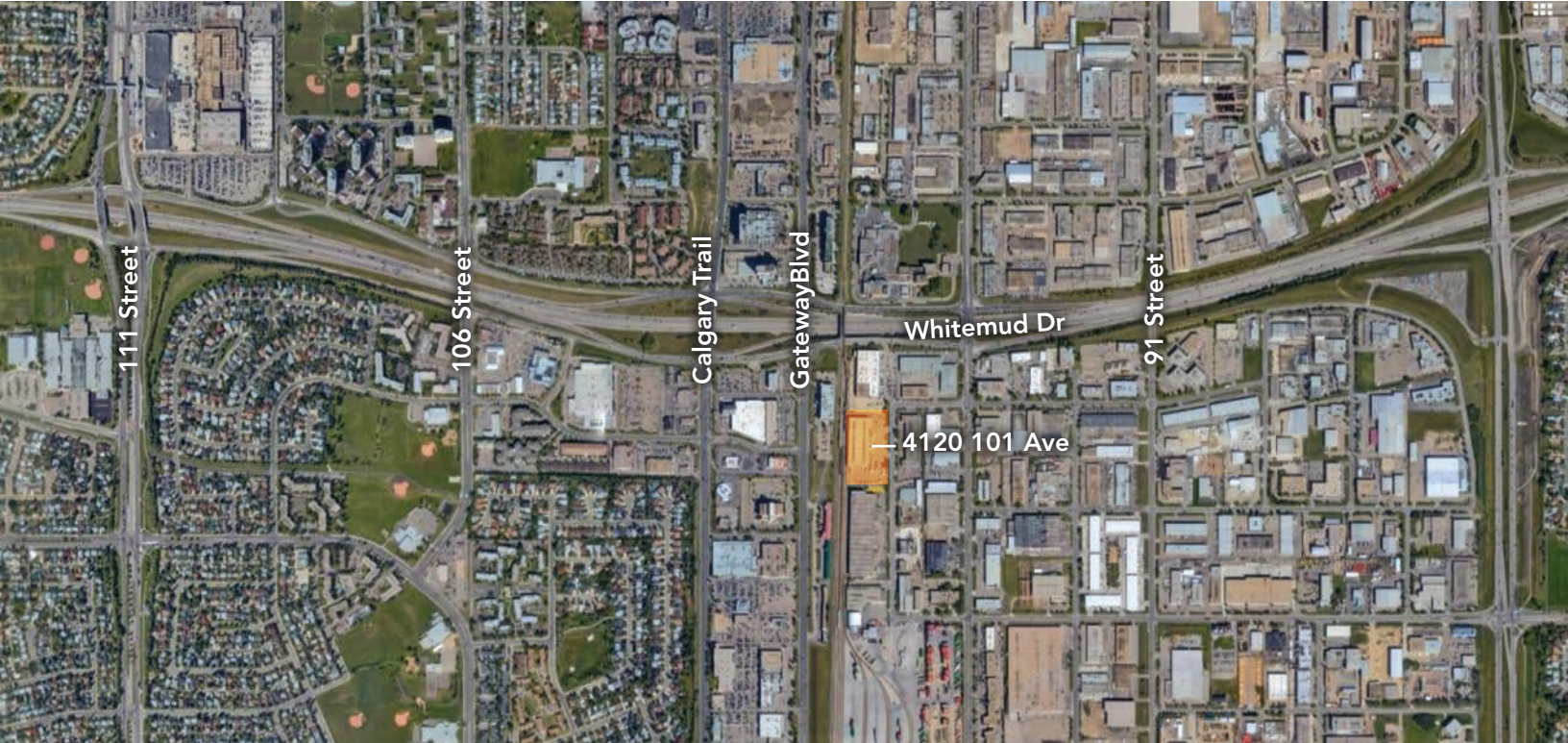
## Mezzanine





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