



PROPERTY HIGHLIGHTS

- Located within an established commercial/industrial area
- Close proximity to major arterial roadways
- Extensive lab build-out
- Industrial vacuum line, water line, air lines in the fume hoods available.

Site Tour Information

Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | **YORKREALTY.CA**

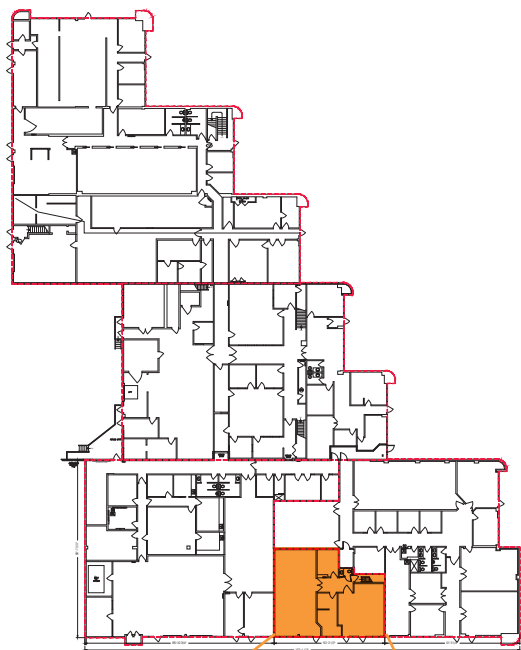
Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

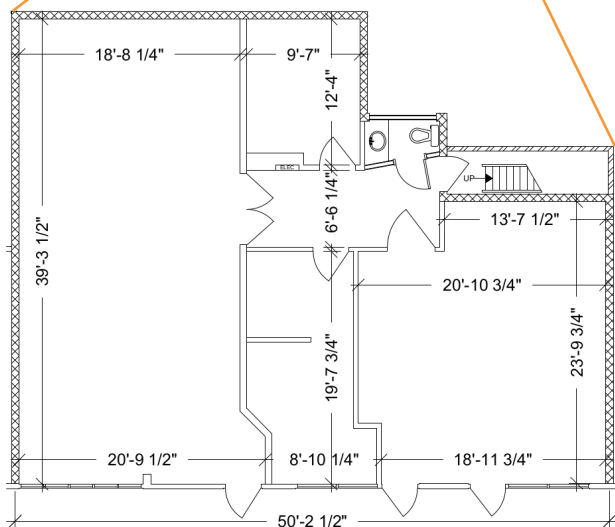
Edmonton, Alberta | T5J 3N6

Naeja Building - 4286 91A Street NW

Edmonton, Alberta



FLOOR PLAN



DETAILS

ADDRESS	4286 91A St NW
ZONING	IB
CONSTRUCTION	Concrete / steel building
TOTAL AVAILABLE	1,801 SF
CEILING HEIGHT	10' Feet
HEATING	Unit Heaters & Rooftop unit
LIGHTING	LED
POWER	400 amps 600 volts* To be confirmed by the tenant
OXYGEN LINES	Available
EYE WASH STATION	Available
SUMP	Not Available
FUME HOODS	One (1)
LAMINAR AIR FLOOR SYSTEM	Ten (10)

ASKING RENT	\$13.00
OP COSTS	\$7.43 (2021 estimate)
UTILITIES (MONTHLY ESTIMATE)	\$0.50 - \$0.70

Currently Being Renovated

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Naeja Building - 4290 91A Street NW

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