

FULLY BUILT  
LAB



## PROPERTY HIGHLIGHTS

- Located within an established commercial/industrial area
- Close proximity to major arterial roadways
- Extensive lab build-out including benches and emergency shower station.
- Industrial vacuum line, water line, cooler and 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](http://YORKREALTY.CA)

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



# Naeja Building - 4290 91A Street NW

Edmonton, Alberta



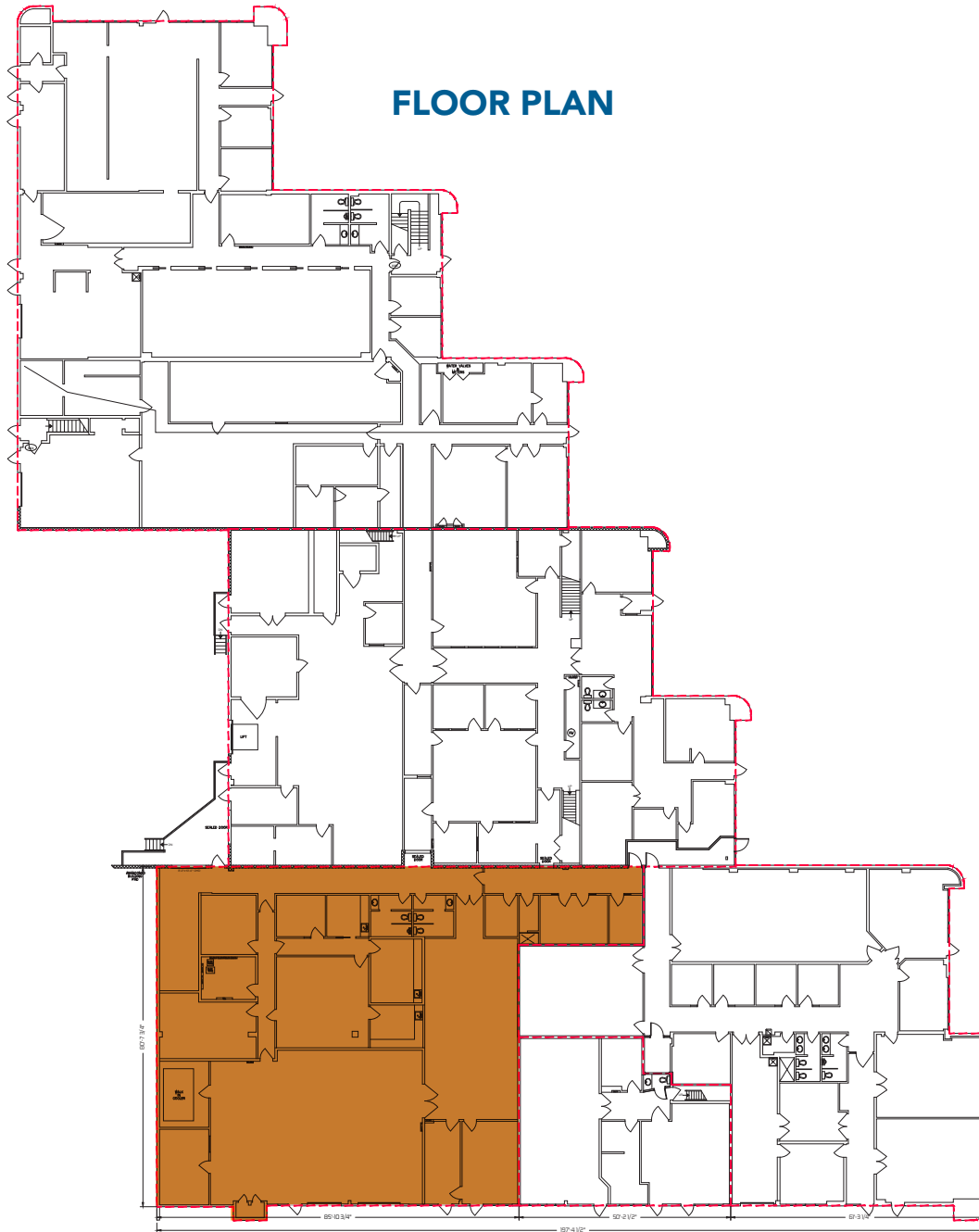
DETAILS	
ADDRESS	4290 91A St NW
LEGAL DESCRIPTION	Lot 1, Block 22, Plan 7721479
ZONING	IB
CONSTRUCTION	Concrete / steel building
TOTAL AVAILABLE	7,482 SF
CEILING HEIGHT	10' Feet
LOADING	Two (2) grade doors One (1) dock door
HEATING	Unit Heaters & Rooftop unit
LED LIGHTING	T12H0 - To be upgraded
POWER	400 amps 600 volts* To be confirmed by the tenant
OXYGEN LINES	Available
COOLER	One (1) Available
EYE WASH STATION	Available
EMERGENCY SHOWER STATION	Available
SUMP	Not Available
FUME HOODS	One (1)
LAMINAR AIR FLOOR SYSTEM	Ten (10)
COMPRESSORS	Two (2)

ASKING RENT	\$11.00
OP COSTS	\$7.27 (2019 estimate)
UTILITIES (MONTHLY ESTIMATE)	\$0.50 - \$0.70

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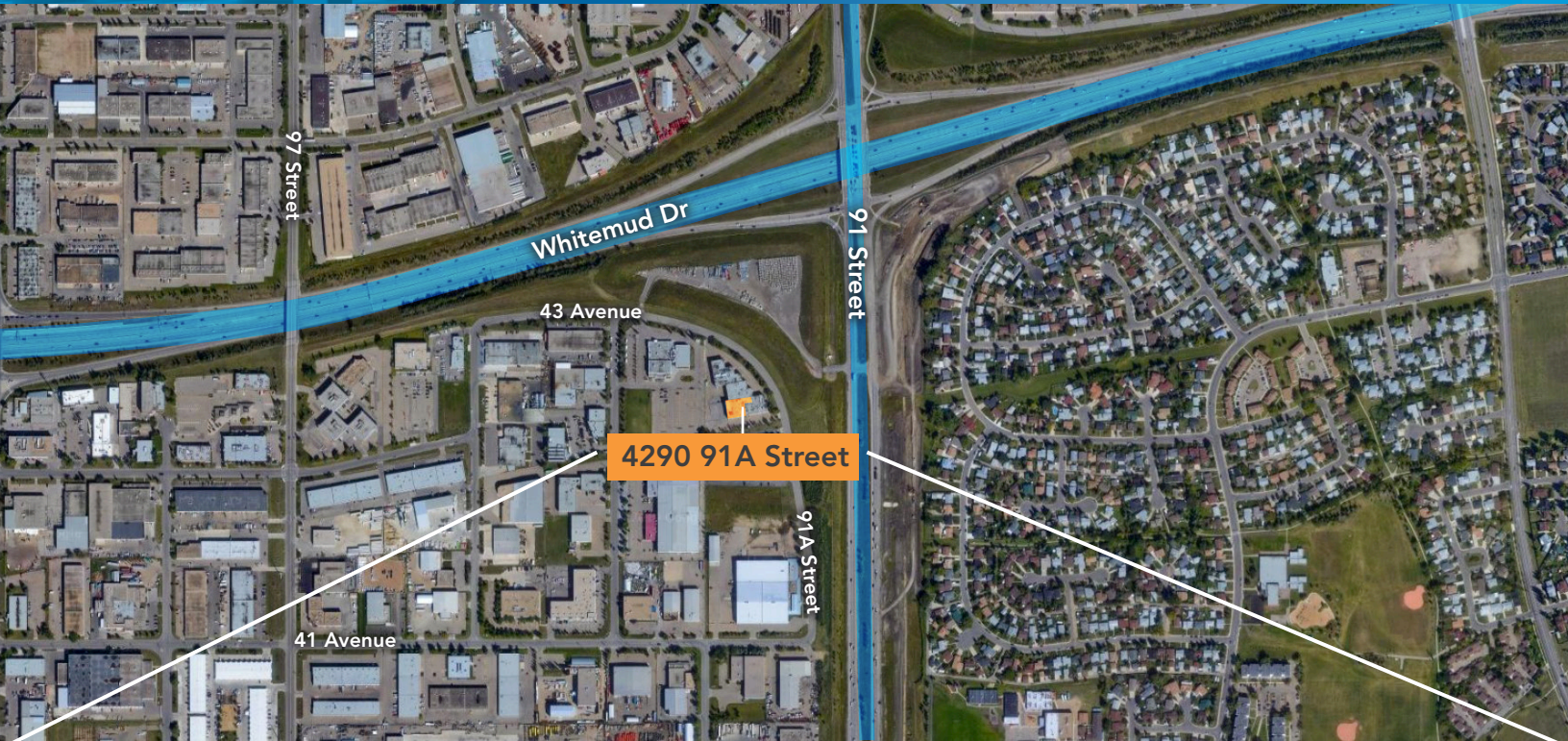
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