



## PROPERTY HIGHLIGHTS

The subject vacancy is the northern building on site, which occupies a prominent corner position in the McIntyre Industrial neighborhood. This property sits near major arterials including 91st Street, 99th Street, Whitemud Drive, and Anthony Henday.

**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

## McIntyre Junction - 8616 53 Avenue SE

Edmonton, Alberta



## DETAILS

Legal Description	Plan 7620382; Block 14; Lot 6
Zoning	IB - Business Industrial
Year Built	1977
Lot Size	+/- 2.75 acres
Available Area	Unit 8612: +/- 7,056 SF Unit 8616: +/- 6,764 SF <b>Total 13,820 SF</b>
Dock-High Loading	(4) 10' x 10' (2 per bay)
Grade-Level Loading	Ability to ramp to grade
Construction	Concrete block
Column Spacing	25'5" x 25'6"
Ceiling Height	19' - 20' clear
Power	200 amp, 208 volt, 3 phase
Heating	Forced air overhead units
Lighting	LED

## LEASE INFORMATION

Operating Costs	\$4.11 PSF (est. 2019)
Lease Rate	\$7.00 PSF
Available	Unit 8612 / Unit 8616: Immediately

## Site Tour Information

Site tours by appointment only

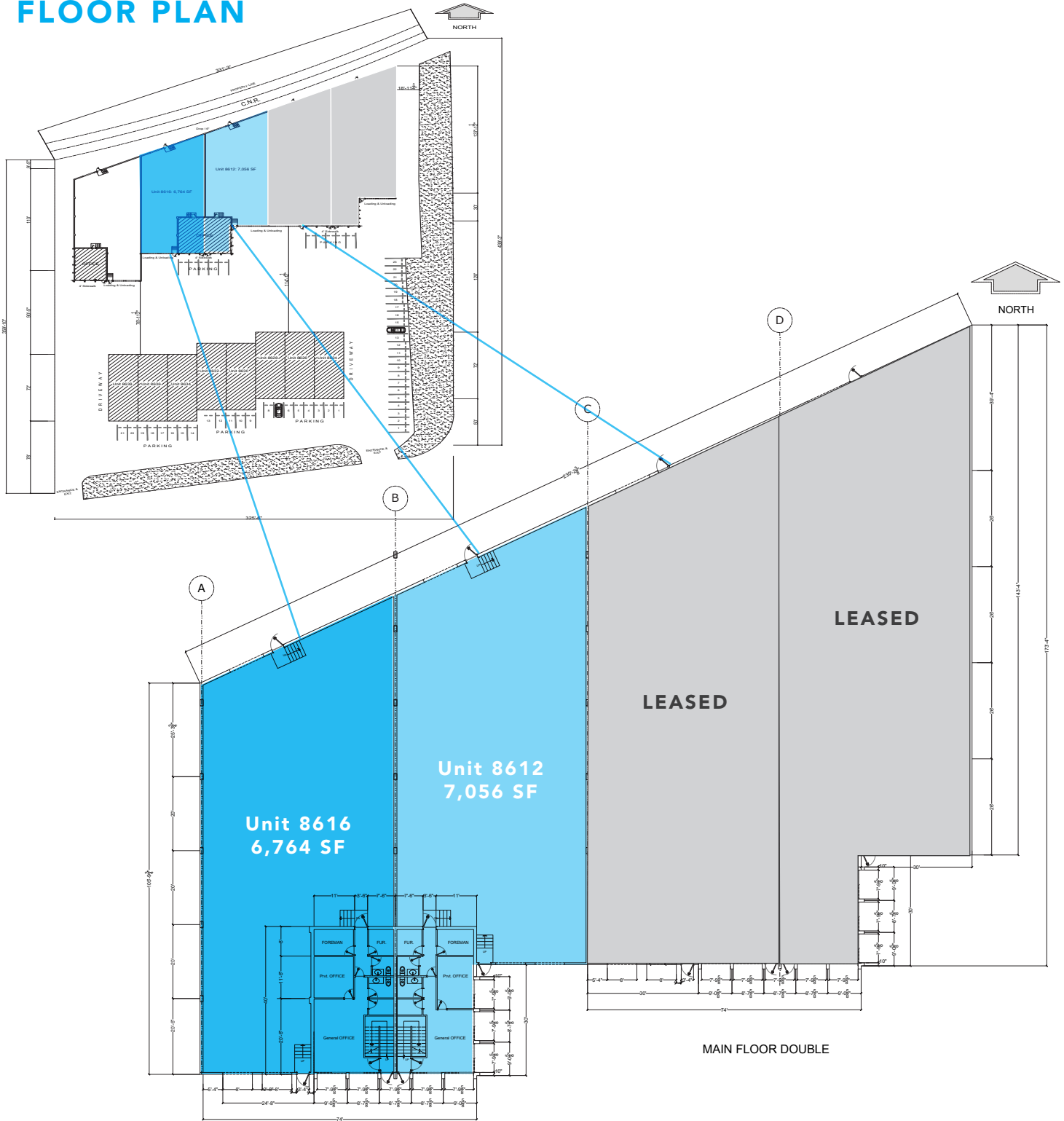
Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

**FLOOR PLAN**



MAIN FLOOR DOUBLE  
MCLNTYRE NORTH BUILDING

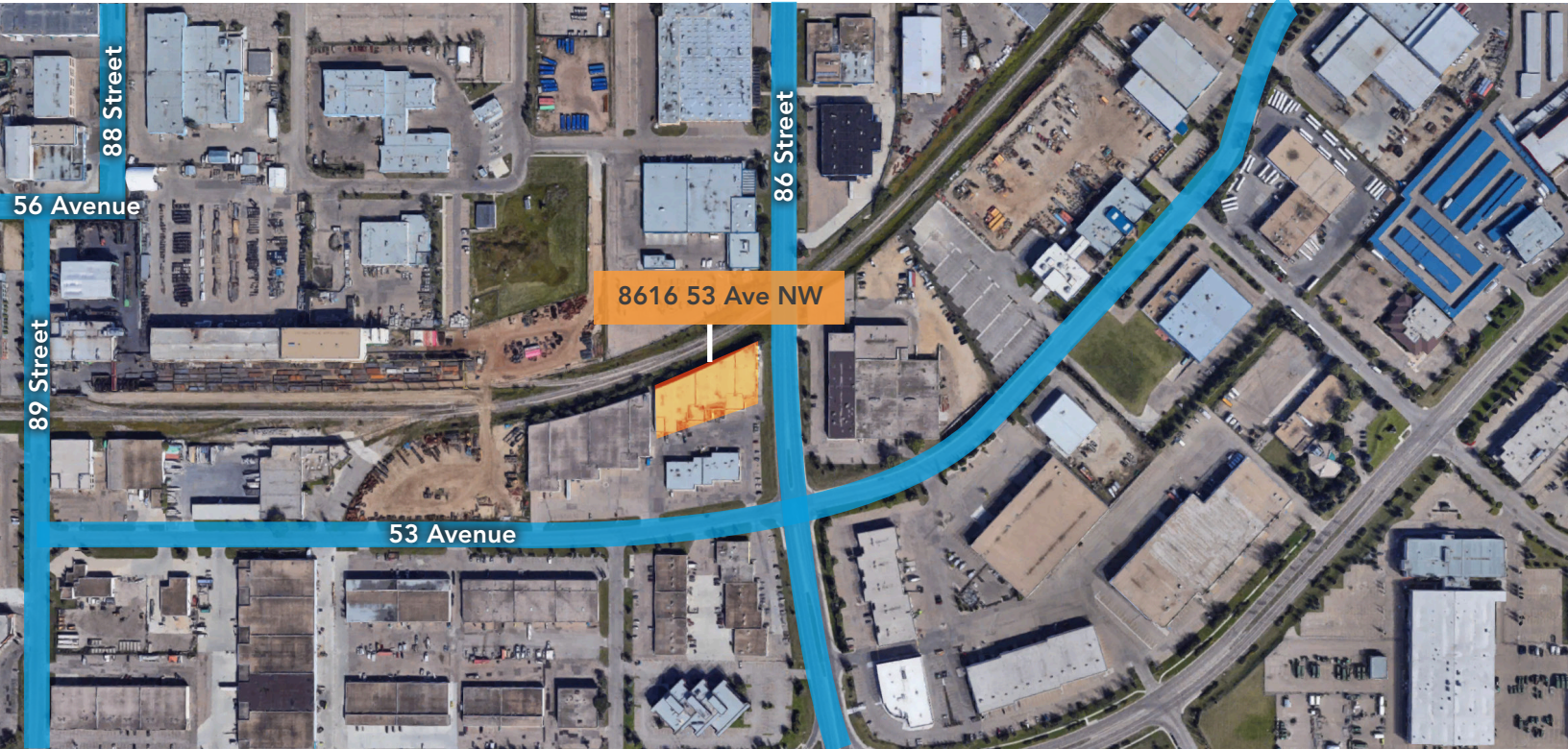
Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

McIntyre Junction - 8616 53 Avenue SE

Edmonton, Alberta



**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