



Available For Lease

INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

**Parsons Business Centre - 9303 28 Ave NW**

Edmonton, Alberta

**FIBER OPTIC AVAILABLE!**

**STEEL  
MEZZANINE  
FREE OF CHARGE**



## PROPERTY HIGHLIGHTS

- 23,625 SF available
- Combination of front dock and oversize grade loading doors
- Property is centrally located within the Parsons Industrial Park, east of Parsons Road along 28th
- Close proximity to residential and commercial developments
- Neighborhood is provided excellent access via 34th Avenue which links to Calgary Trail
- Fiber optic available

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

780.421.4000 | [leasing@yorkrealty.ca](mailto:leasing@yorkrealty.ca) | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6



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## DETAILS

Legal Description	Plan 7720719; Block 9; Lot 6
Zoning	IM - Medium Industrial
Year Built	2005
Construction	Centre block / steel frame
Total Available	23,625 SF
Yard	15,000 SF
Ceiling Height	24'-28'
Column Spacing	55' x 46' 8"

## DETAILS

Loading	(3) 12' X 14' (5) 8' x 10'
Heating	Unit Heater & HVAC Office
Lighting	LED
Power	400 Amps 600 Volts
Sprinklers	Yes
Sump	Available
Fibre Optic	Available
Make-up Air	13,000 CFM

## LEASE INFORMATION

Base Rent	Market
Operating Cost	\$4.28 PSF (est. 2021)
Available	July 1

## Site Tour Information

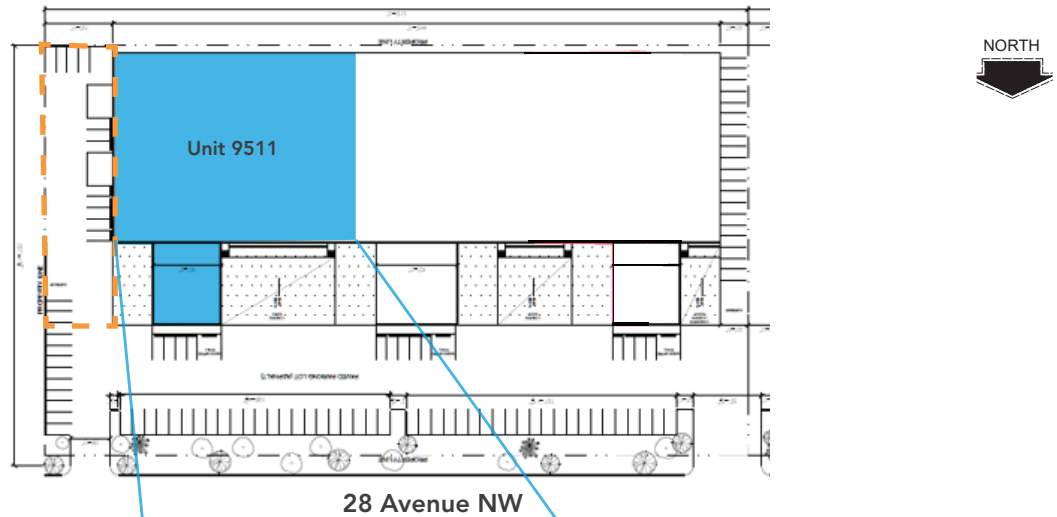
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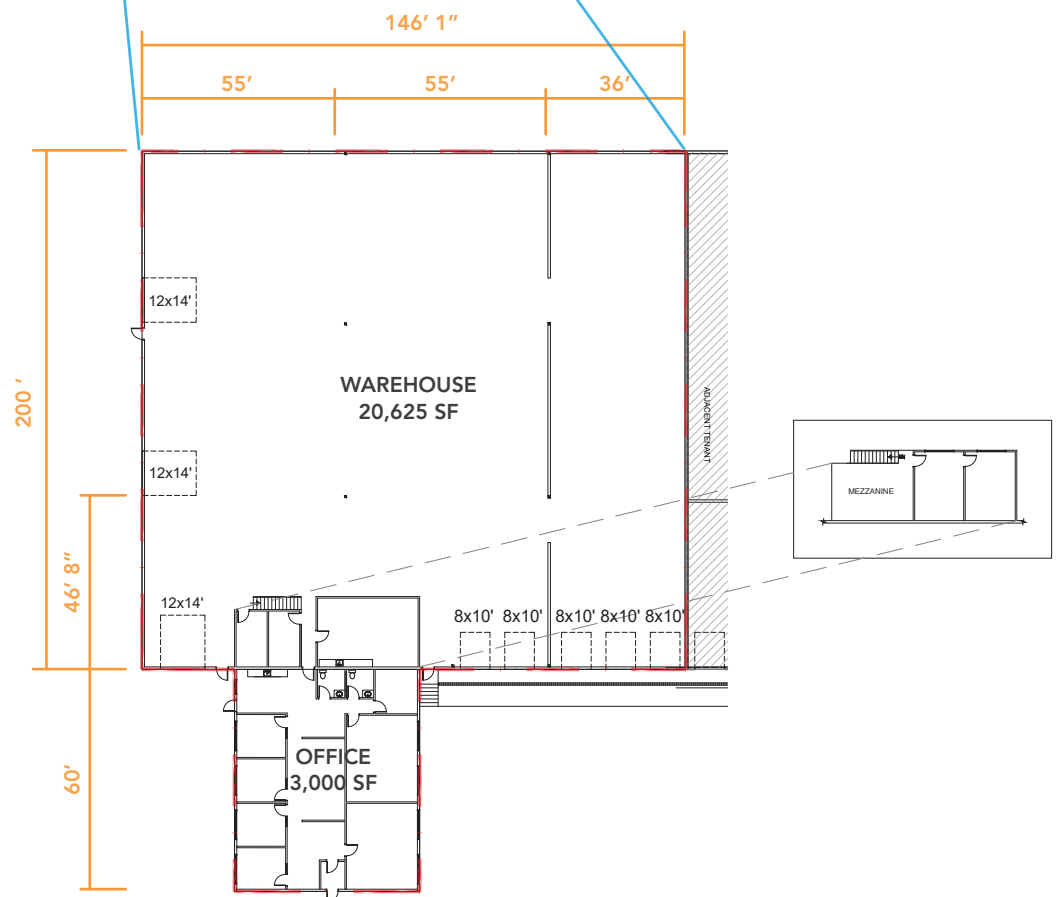
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## SITE PLAN



## FLOOR PLAN





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