

**FIBER OPTIC AVAILABLE!**



## PROPERTY HIGHLIGHTS

- 10,100 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

Miguel Martinez | Special Projects Manager

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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

## Parsons Business Centre - 9307 28 Ave NW

Edmonton, Alberta



## DETAILS

Legal Description	Plan 7720719; Block 9; Lot 6
Zoning	IM - Medium Industrial
Year Built	2005
Construction	Centre block / steel frame
Total Available	11,975 SF
Ceiling Height	26'-24'
Column Spacing	55' x 45'
Loading	(1) Dock 8' X 10' (1) Grade 18' x 10'
Heating	Unit Heater & HVAC Office
Lighting	T5H0
Power	200 Amps 600 Volts To be confirmed by the tenant
Sprinklers	Yes
Sump	Available
Fibre Optic	Available

## LEASE INFORMATION

Base Rent	\$8.50 PSF
Operating Cost	\$4.43 PSF (est. 2020)
Available	Immediately

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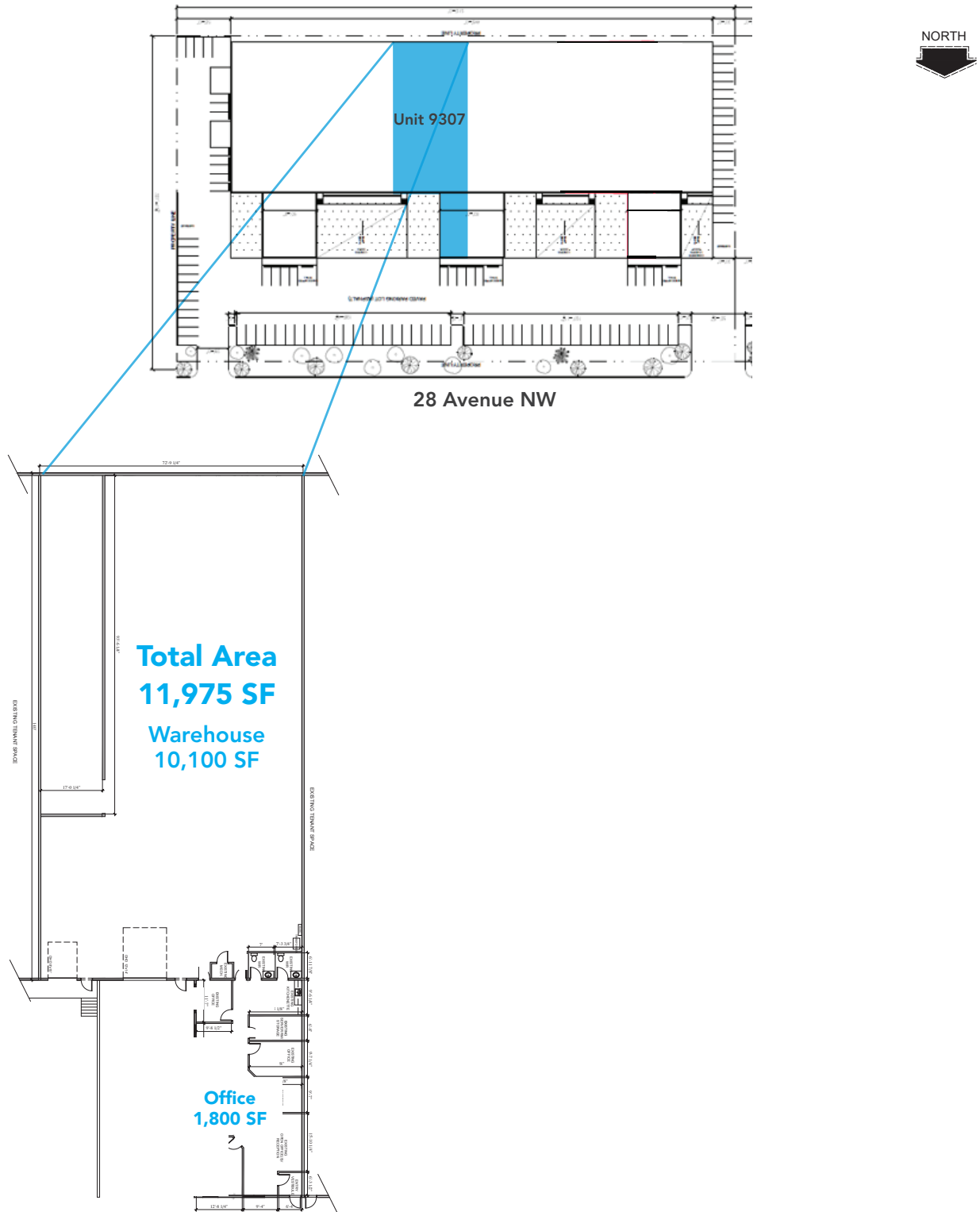
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## FLOOR PLAN





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