

**Parsons Business Centre - 9515 & 9315 28 Ave NW**  
Edmonton, Alberta

## NEW LISTING



## PROPERTY HIGHLIGHTS

- 2 bays available for 24,195 SF and 12,700 SF respectively
- 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**

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

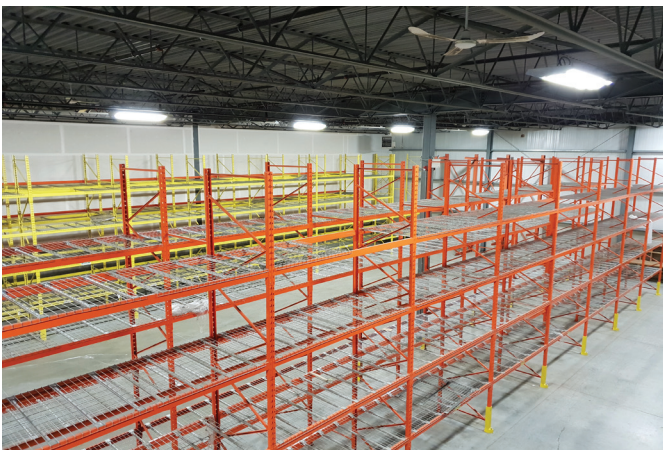
**Canadian Western Bank Place**

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	<b>Unit 9515</b> - 24,195 SF (1,795 SF office) <b>Unit 9315</b> - 12,700 SF (1,415 SF office)
Ceiling Height	26'-24'
Column Spacing	55' x 45'
Loading	<b>Unit 9515</b> - (2) Dock 8' X 10' (1) Grade 18' x 10' <b>Unit 9315</b> - (2) Dock 8' X 10' (1) Grade 18' x 10'
Cranes	Unit 9515 – (2) 5 tone cranes
Heating	Unit Heater & HVAC Office
Lighting	T5H0
Power	400 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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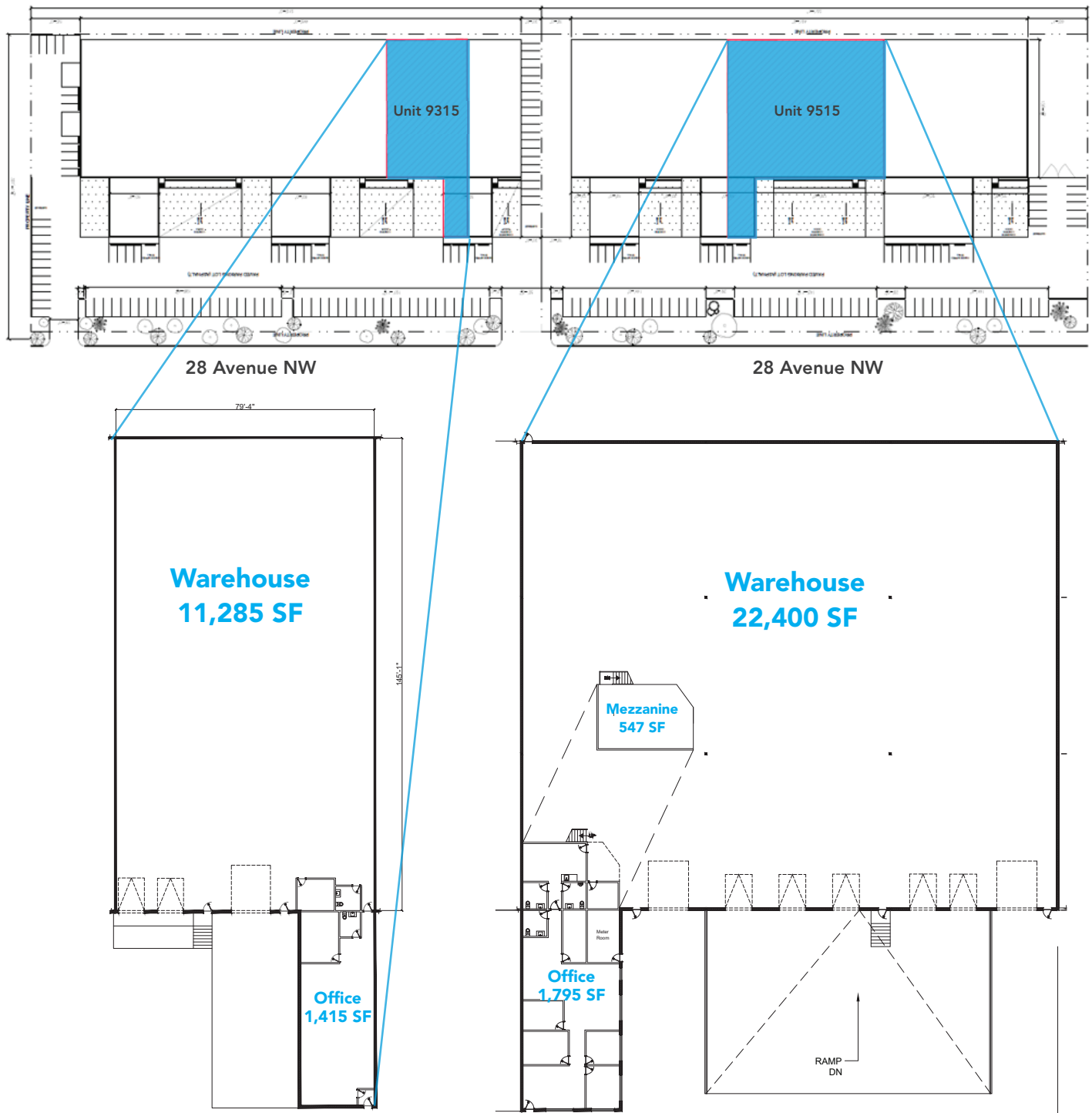
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## FLOOR PLAN



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