



## PROPERTY HIGHLIGHTS

The subject property is located at the southwest corner of 99 Street and 42 Avenue, in the Strathcona

Industrial Park subdivision. There is excellent access to Whitemud Freeway, 99 Street, Calgary Trail, and the Anthony Henday.

- 7,782 SF warehouse space available
- 2,521 SF Minimum Contiguous
- Immediate availability

### Site Tour Information Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

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Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

DETAILS	
Address	4156 99 Street NW
Zoning	Industrial Business Zone (IB)
Legal	Lot 9 Block 2 Plan 7520780
Size	7,782 SF
Built	1977
HVAC	Office/showroom - RTU's Warehouse - Unit heaters
Ceiling Height	+/- 18'
Loading	Three (3) Dock Doors (option for grade)
Lighting	LED
Construction	Steel & concrete block
Power	300 Amps at 120/208 Volts
Sprinkler	No
Fibre Optics	Available
Parking	Available

LEASE INFORMATION	
Lease Rates	Market
Operating Costs	\$5.51 PSF (est. 2021)
Available	Immediately

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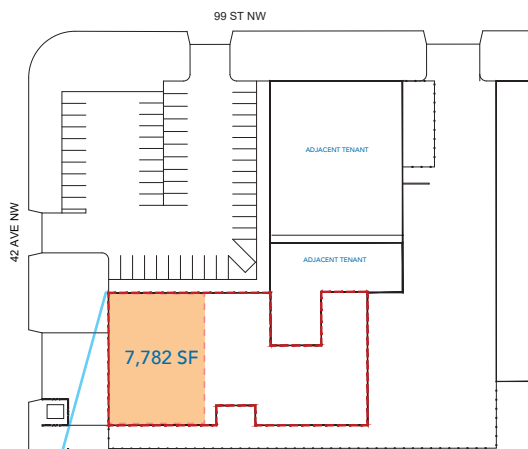
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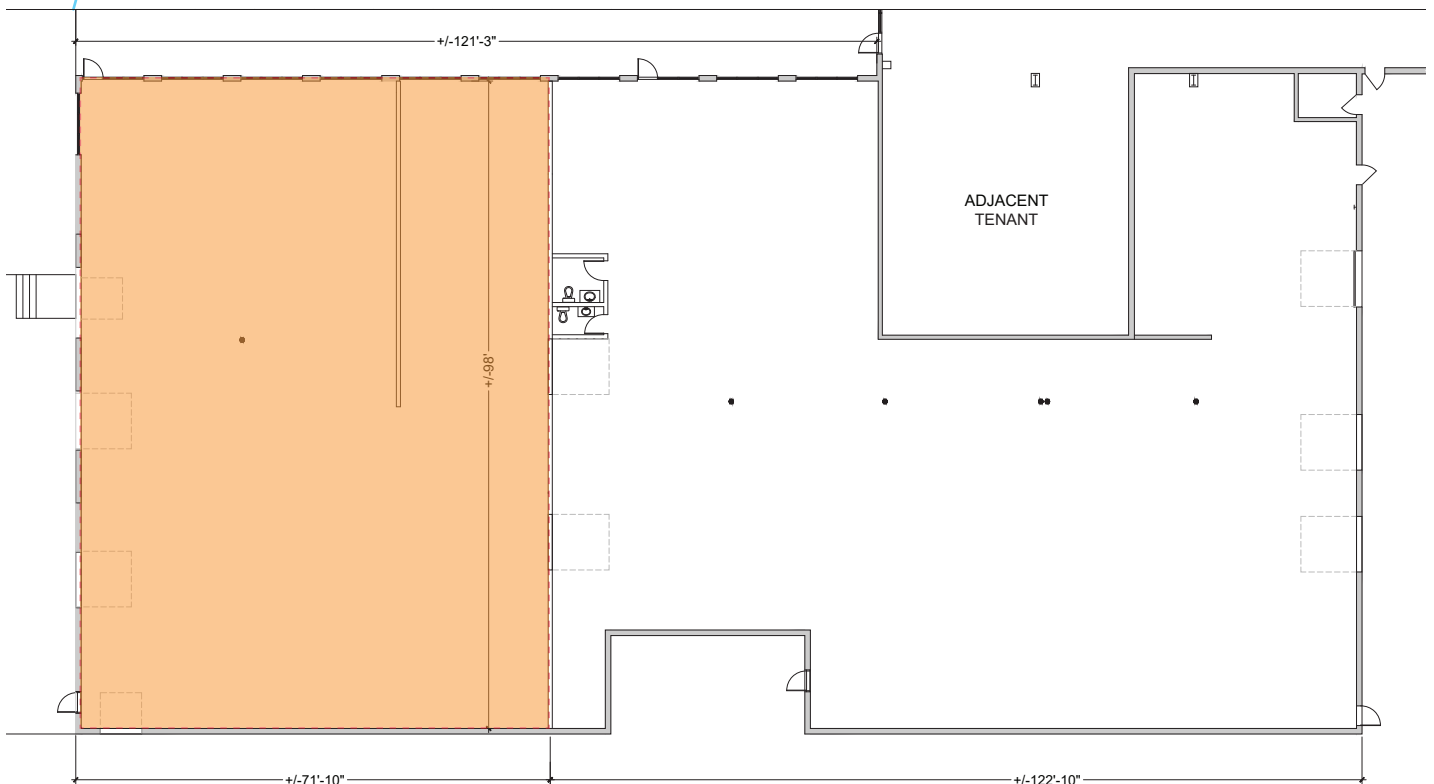
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**SITE PLAN**



**4156 FLOOR PLAN** Total Area: 7,782 SF



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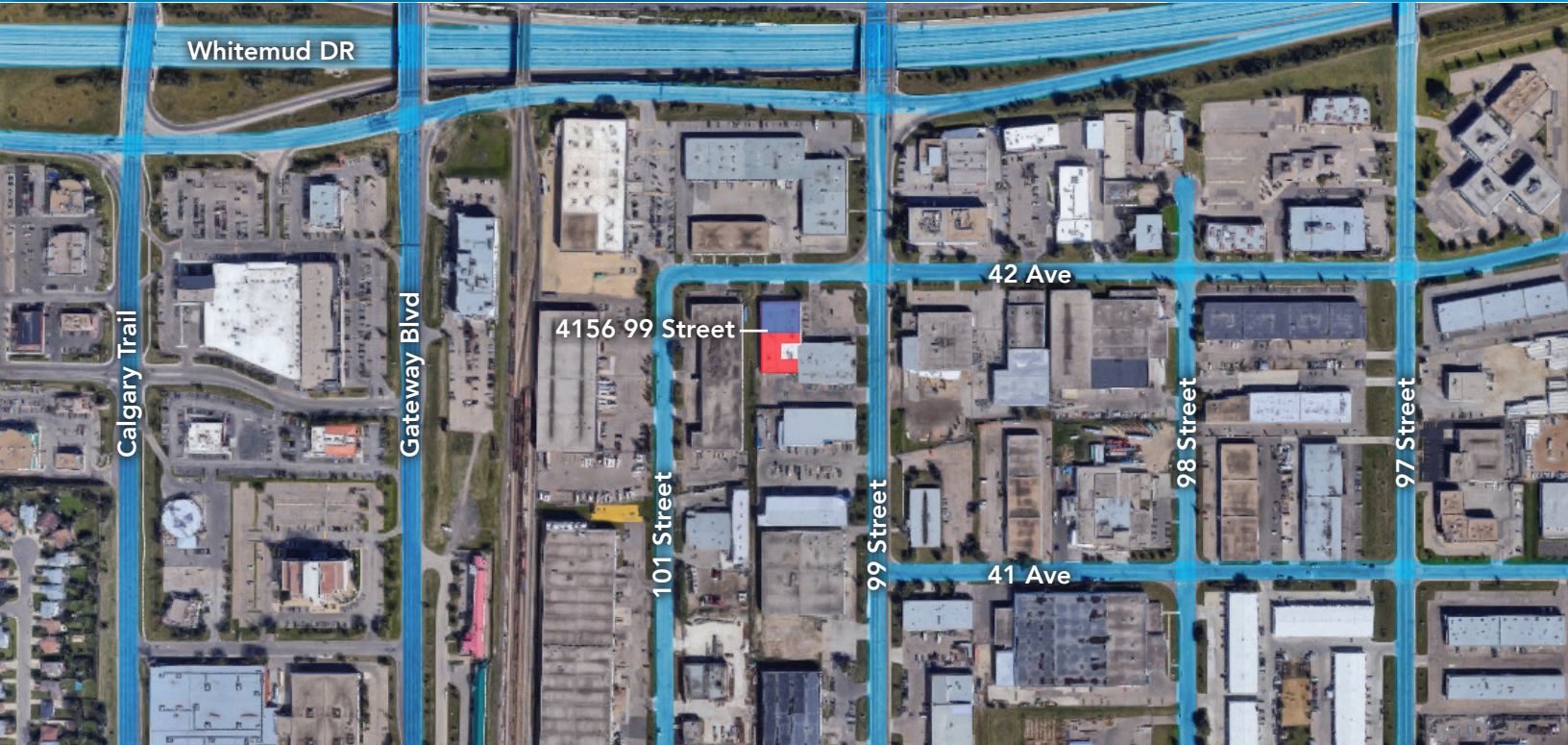
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**4156 99 Street NW**

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