



## 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.

- 18,027 SF warehouse space available
- 18,027 SF Max Contiguous
- 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 1622, 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	18,027 SF
Built	1977
HVAC	Office/showroom - RTU's Warehouse - Unit heaters
Ceiling Height	+/- 18'
Loading	Six (6) Dock Doors
Lighting	LED
Construction	Steel & concrete block
Power	TBD
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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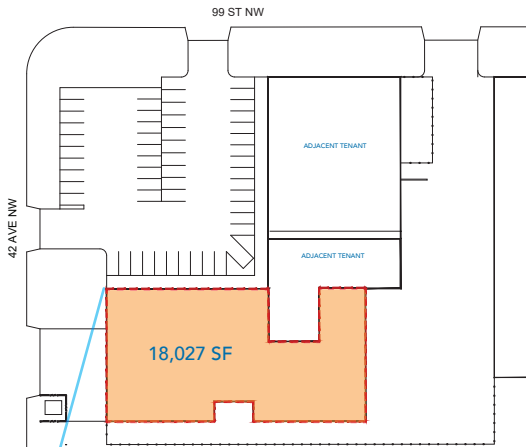
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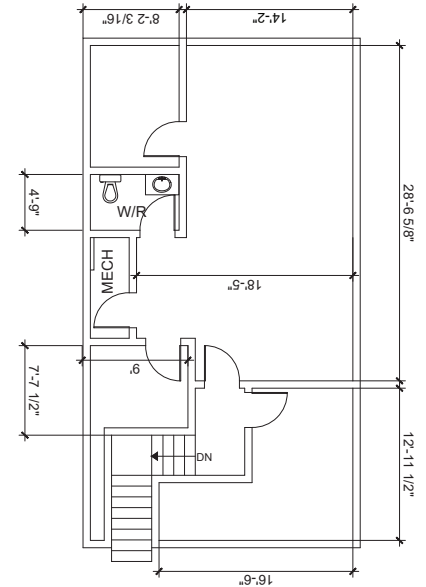
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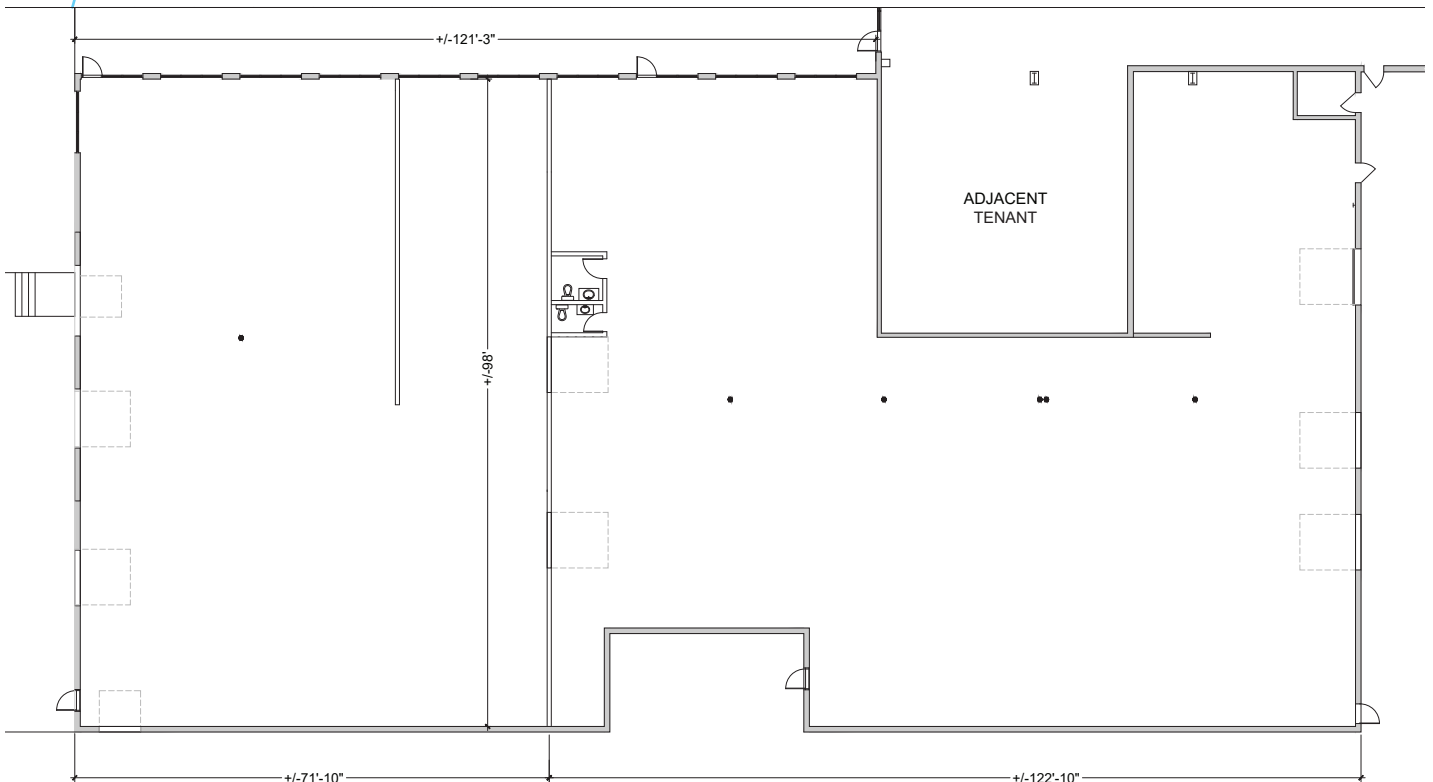
SITE PLAN



MEZZANINE



4156 FLOOR PLAN Total Area: 18,027 SF



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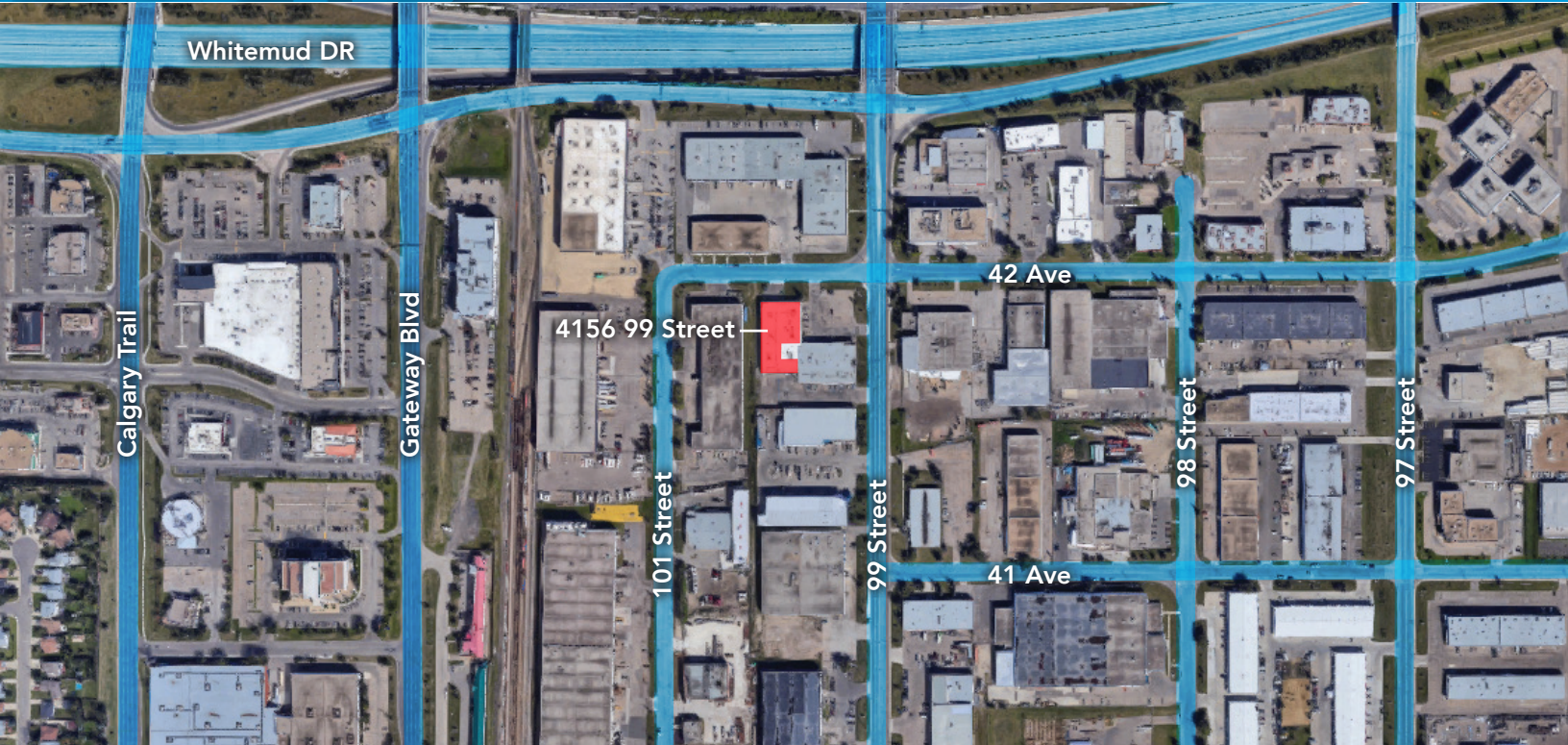
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