



PROPERTY HIGHLIGHTS

The subject vacancy is the northern building on site, which occupies a prominent corner position in the McIntyre Industrial neighborhood. This property sits near major arterials including 91st Street, 99th Street, Whitemud Drive, and Anthony Henday.

- 7,911 SF of office and warehouse space available
- Available November 1, 2021

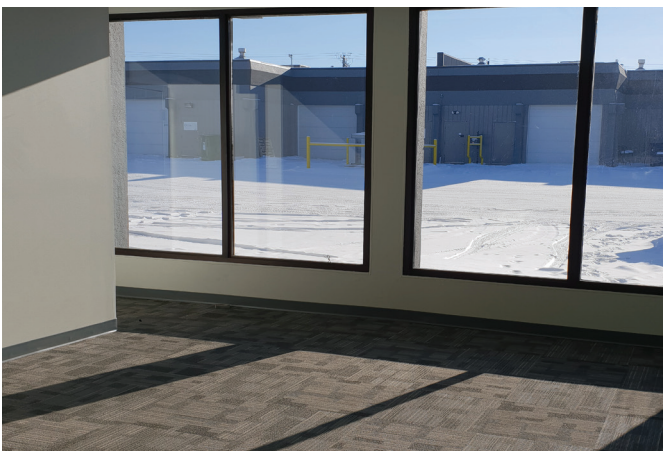
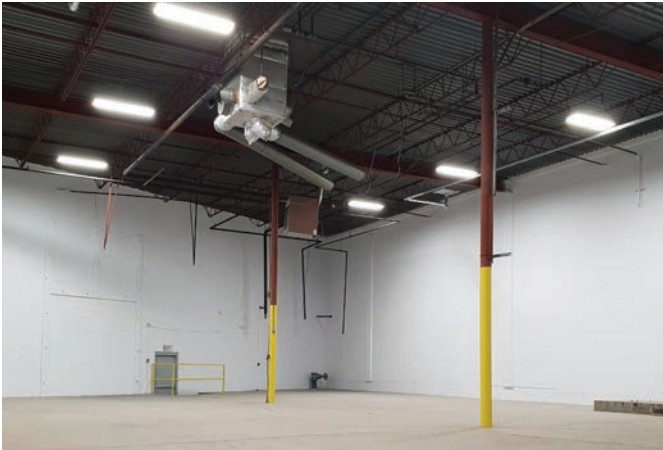
Site Tour Information Site tours by appointment only

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca
Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca
YORKREALTY.CA

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

Mcintyre Junction - 8608 53 Avenue NW

Edmonton, Alberta



DETAILS

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Legal Description	Plan 7620382; Block 14; Lot 6
Zoning	IB - Business Industrial
Year Built	1977
Lot Size	+/- 2.75 acres
Available Area	7,911 SF
Dock-High Loading	(8) 10' x 10' (2 per bay)
Grade-Level Loading	Ability to ramp to grade
Construction	Concrete block
Column Spacing	85'5" x 25'6"
Ceiling Height	19' - 20' clear
Power	200 amp, 208 volt, 3 phase * Ability to ramp up power
Heating	Forced air overhead units
Lighting	To be upgraded to LED

LEASE INFORMATION

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Operating Costs	\$3.94 PSF (est. 2021)
Lease Rate	Market
Available	November 1, 2021

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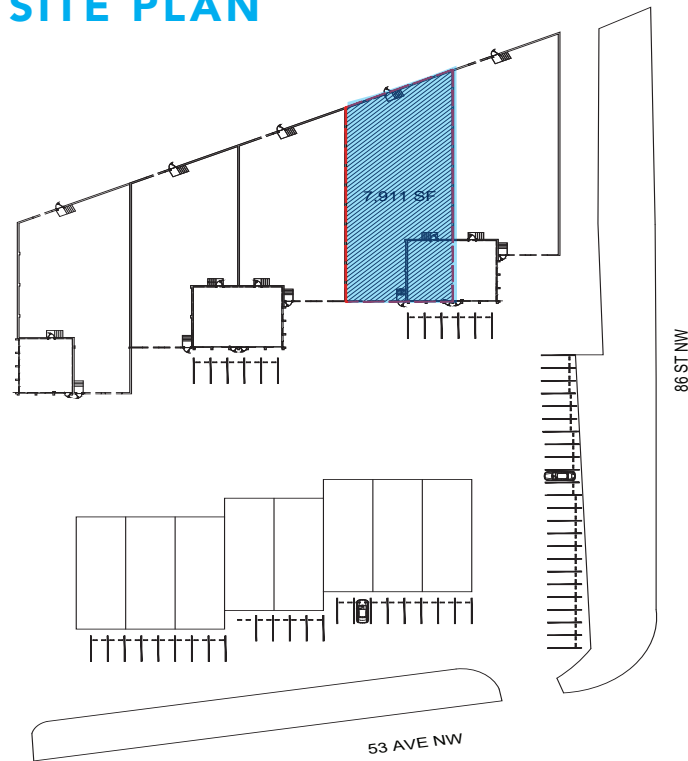
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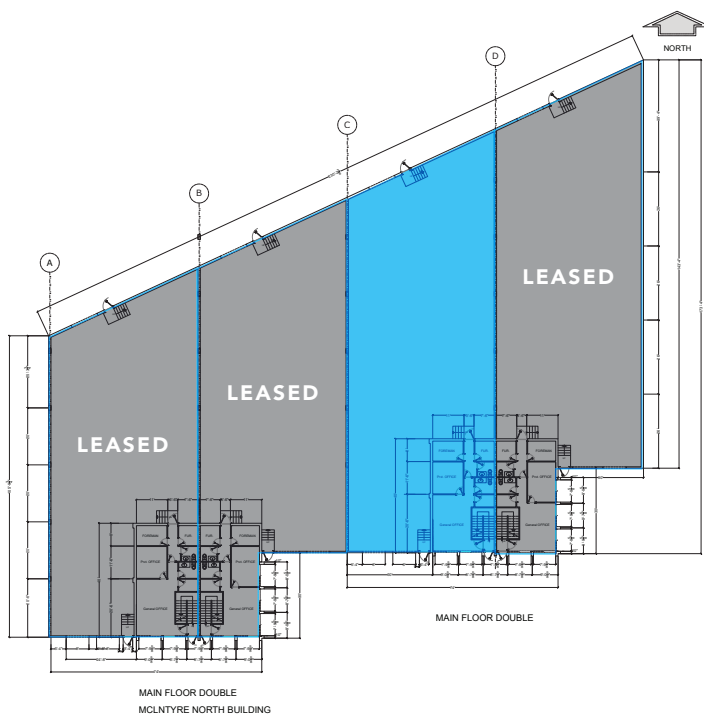
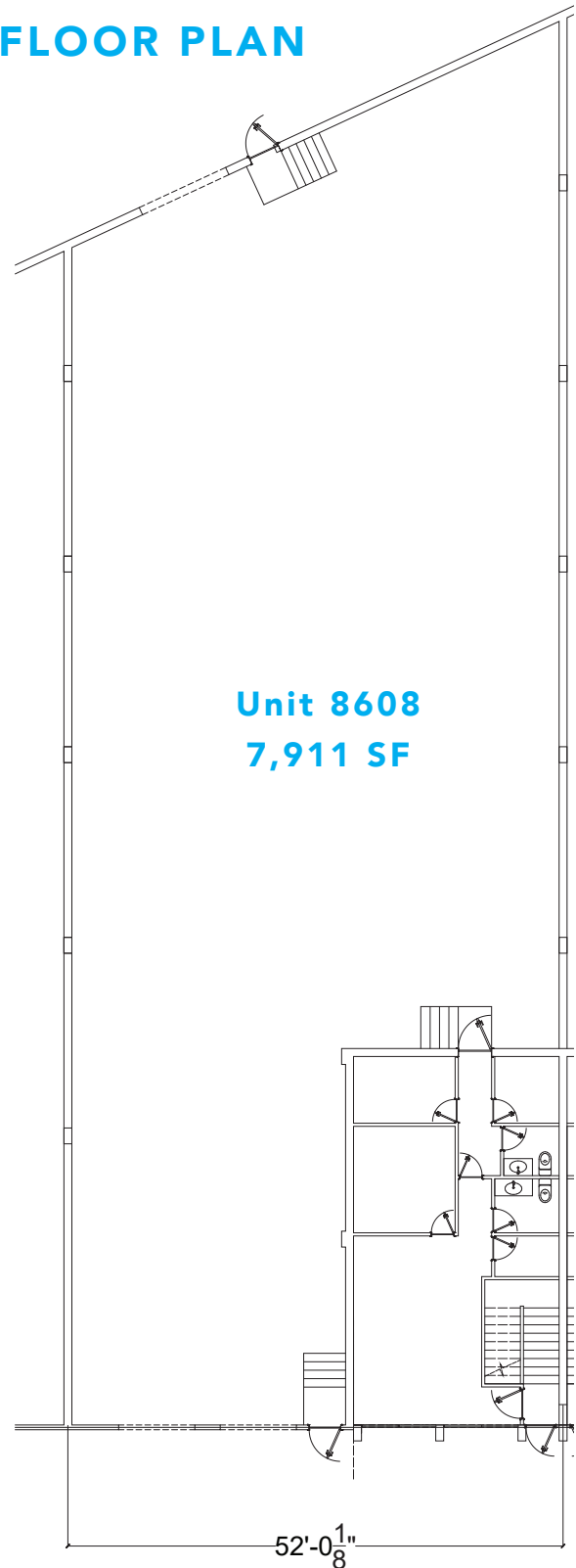
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SITE PLAN

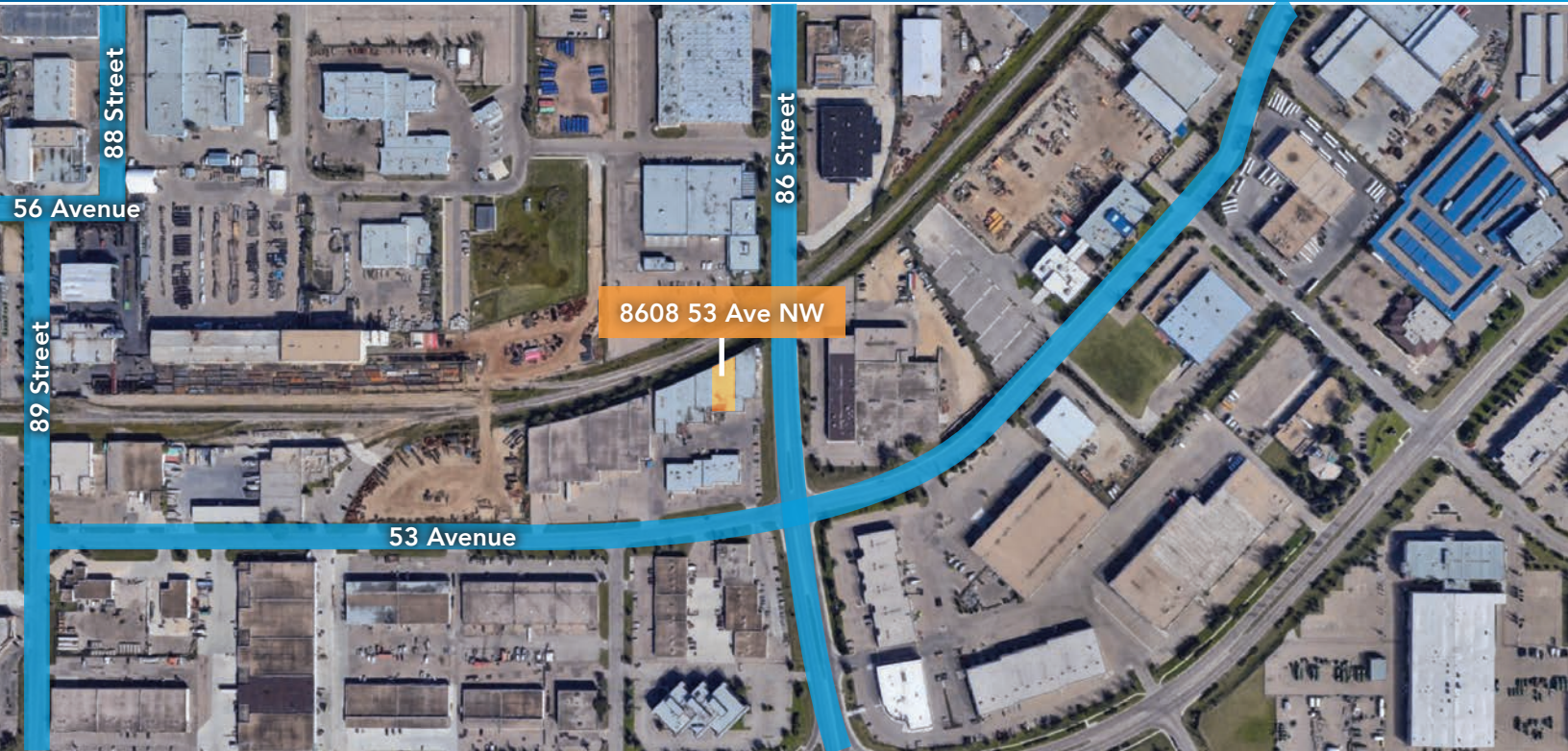


FLOOR PLAN



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