

Available  
6,764 SF

Leasing Available  
NOW



FOR LEASE



# LOCATION

Mcintyre Junction  
8616 53 Ave NW  
Edmonton, AB T6E 5G2



## ACCESS

Easy access off of Whitemud Drive, close to Gateway Boulevard & Calgary Trail.

# BUILDING



**AVAILABLE**  
6,764 SF



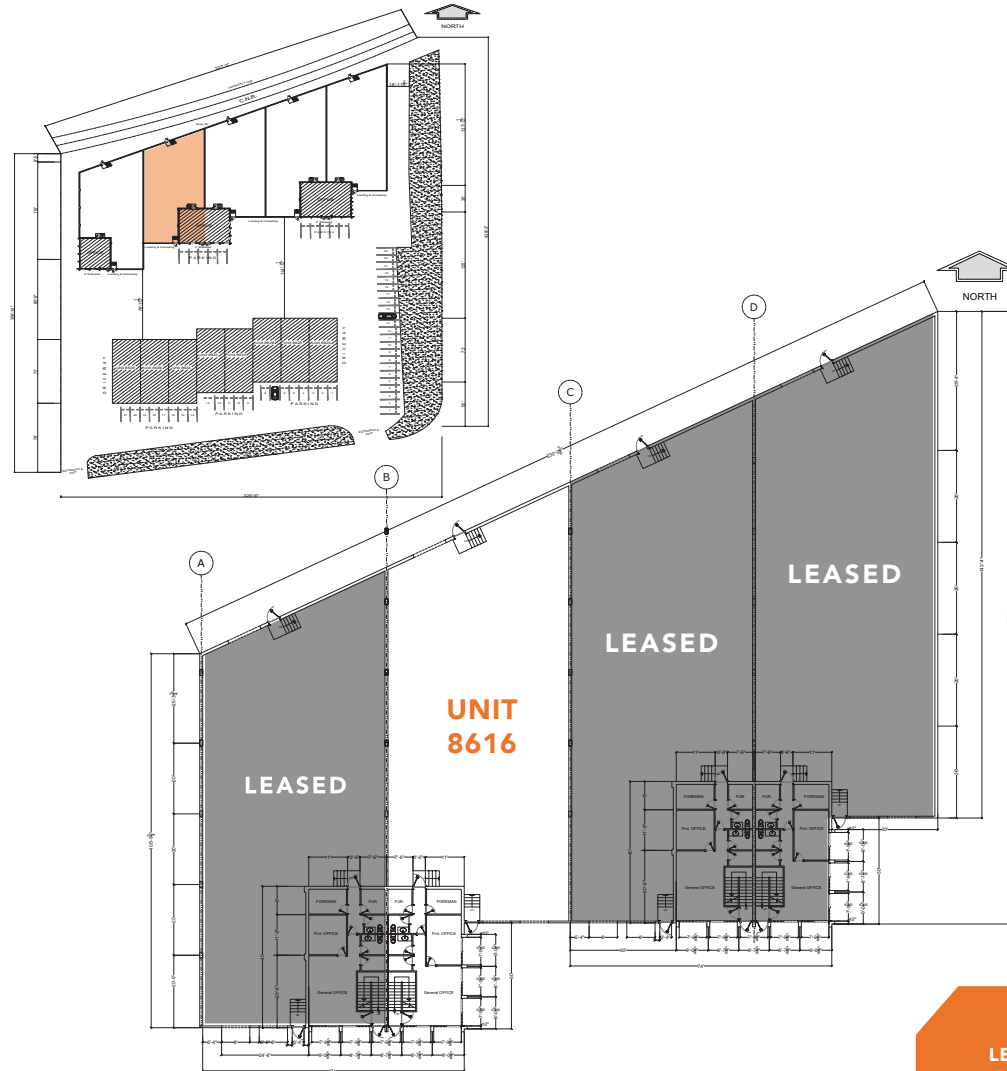
**ZONING**  
IB  
Business Industrial



**CLEAR HEIGHT**  
19' - 20'



**YEAR BUILT**  
1977



**LEASE RATE**  
Market

**OP COSTS**  
\$4.48 PSF



**LIGHTING**  
LED



**POWER**  
200 amp, 280 volt,  
3 Phase - Ability to  
ramp up power



**COLUMN GRID**  
25' 5" x 25' 6"



**LOADING**  
(8) 10'x10' Dock High,  
Ability to ramp to grade



**HVAC**  
Forced air  
overhead units





FOR MORE  
INFORMATION  
CONTACT

Andrew Rudzitis | Director - Customer Solutions  
587.572.3175 | [andrew@yorkrealty.ca](mailto:andrew@yorkrealty.ca)

Lucas Leisen | Leasing Manager – Edmonton  
780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)