

Fibre Optics
AVAILABLE

Leasing Available
JUNE 1, 2024

PARSONS BUSINESS
CENTRE

5

4

3

2

1



FOR LEASE

LOCATION

9515 28 Ave
Edmonton, AB

AIRPORT

Only a 20 Minute Drive
(21.5 km) from the Edmonton
International Airport

PROXIMITY

Located amongst a vast
variety of commercial and
industrial developments in
the Parsons Industrial Park,
and only a 20 minute
(11.3 km) drive from
downtown Edmonton.

ACCESS

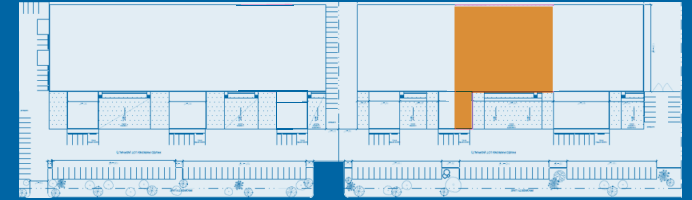
Location is easily
accessible from
Gateway Boulevard
as well as the
Anthony Henday.



**MORE
NEARBY?**

South Edmonton Common
is only a 2 minute
drive away (1.1km)

SITE PLAN



**LEASE
RATE**
Market

**OP
COSTS**
\$4.77 PSF

BUILDING



AVAILABLE
24,195 SF



ZONING
IM
Medium Industrial



CLEAR
24' - 28' Height



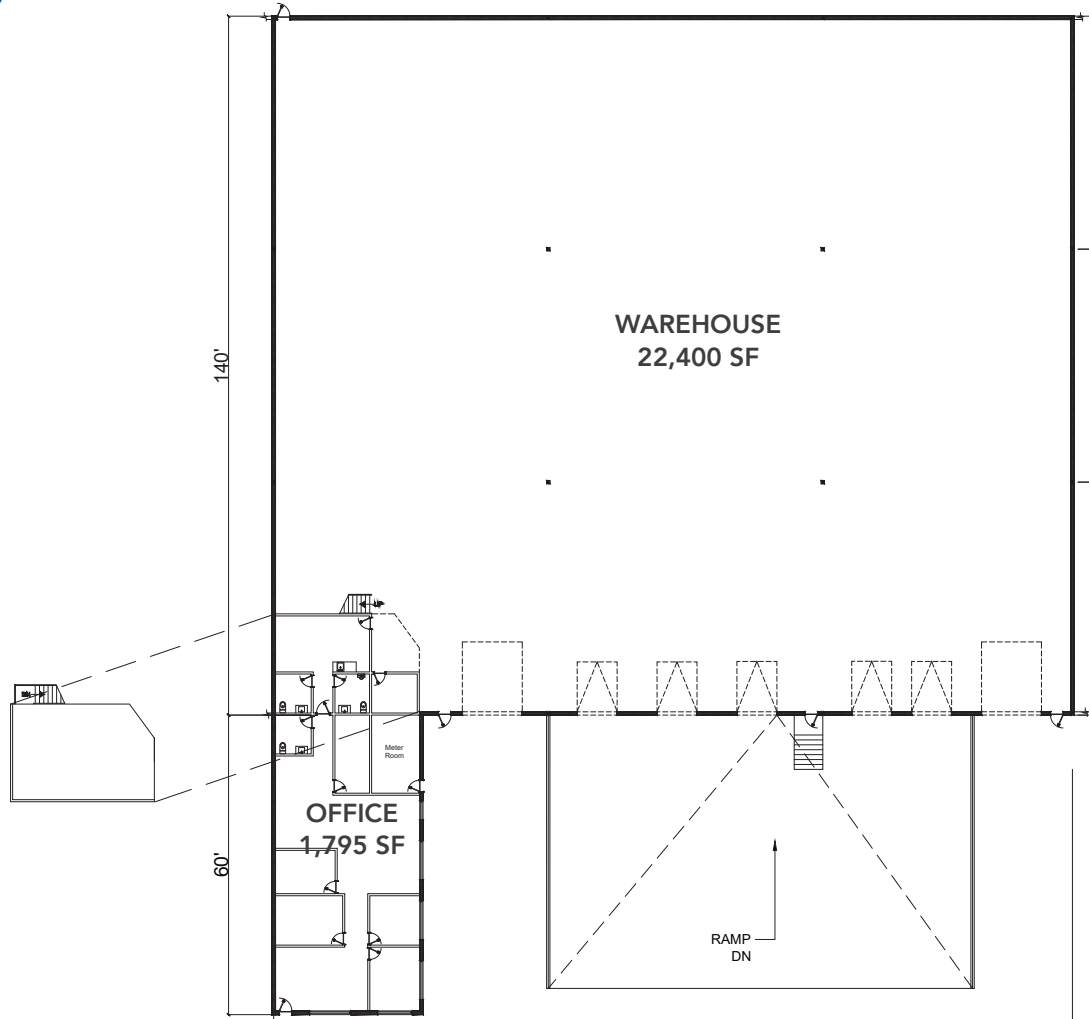
COLUMN SPACING
55' x 46' 8"



LOADING
2 Grade Doors
5 Dock Doors



CRANES
(2) 5-Ton



POWER
400 Amps
600 Volts



FIRE SUPPRESS
Sprinklers



FIBRE OPTICS
AVAILABLE



HEATING
Unit Heater &
HVAC Office



LIGHTING
LED



SUMP
Available



FOR MORE
INFORMATION
CONTACT

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Leasing Manager – Edmonton

780.934.2929 | lucas@yorkrealty.ca