



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.

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@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

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

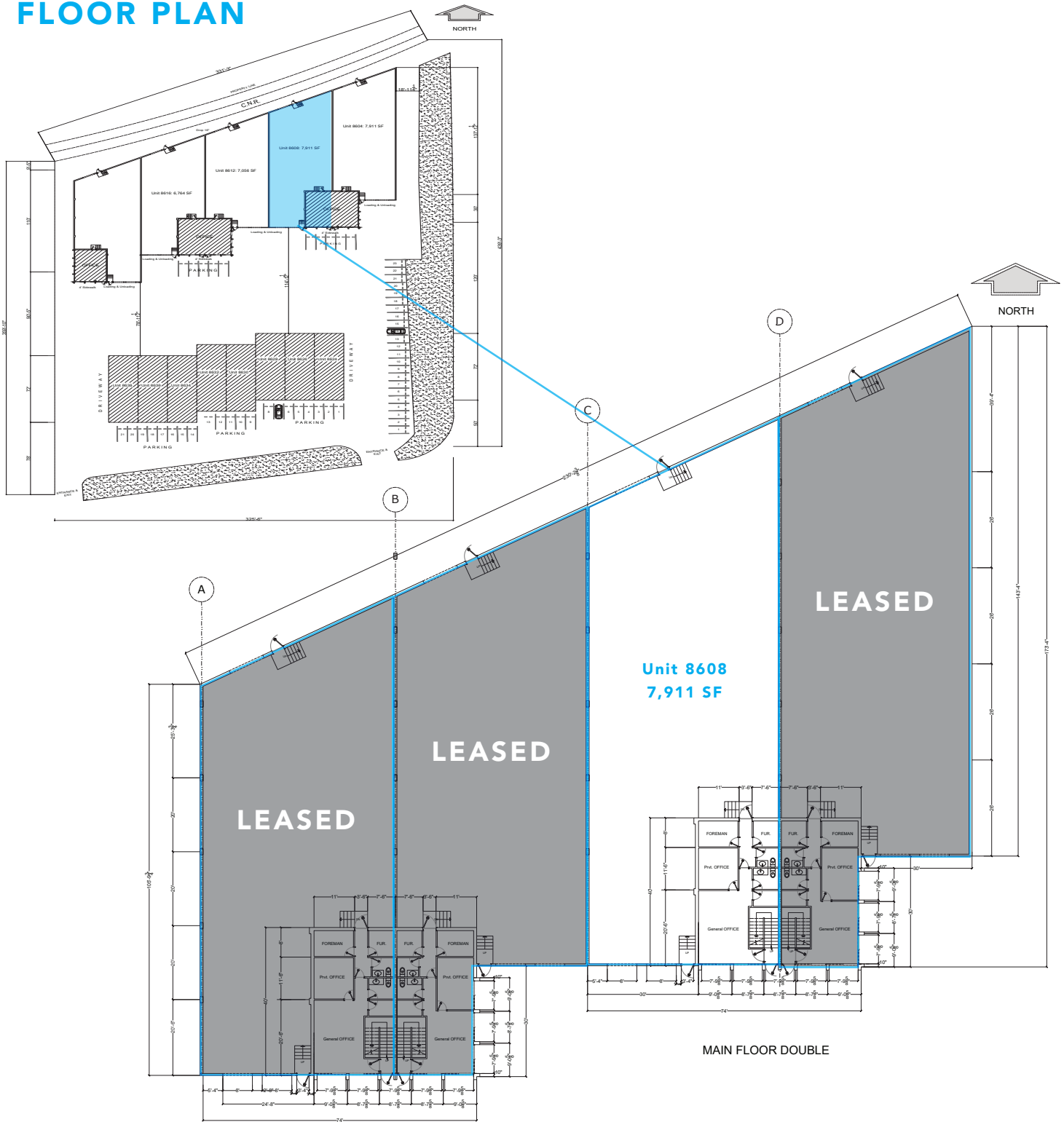
Operating Costs	\$3.94 PSF (est. 2021)
Lease Rate	Market
Available	November 1, 2021

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | **YORKREALTY.CA**

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

FLOOR PLAN



MAIN FLOOR DOUBLE
MCLNTYRE NORTH BUILDING

Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Mcintyre Junction - 8608 53 Avenue NW

Edmonton, Alberta



Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | YORKREALTY.CA

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