



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

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Mcintyre Junction - 8612 & 8616 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	Unit 8612: 7,056 SF Unit 8616: 6,764 SF Total 13,820 SF
Dock-High Loading	(8) 10' x 10' (2 per bay)
Grade-Level Loading	Ability to ramp to grade
Construction	Concrete block
Column Spacing	25'5" 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	LED

LEASE INFORMATION

Operating Costs	\$3.94 PSF (est. 2021)
Lease Rate	\$6.50 PSF
Available	Unit 8612 / Unit 8616: Immediately

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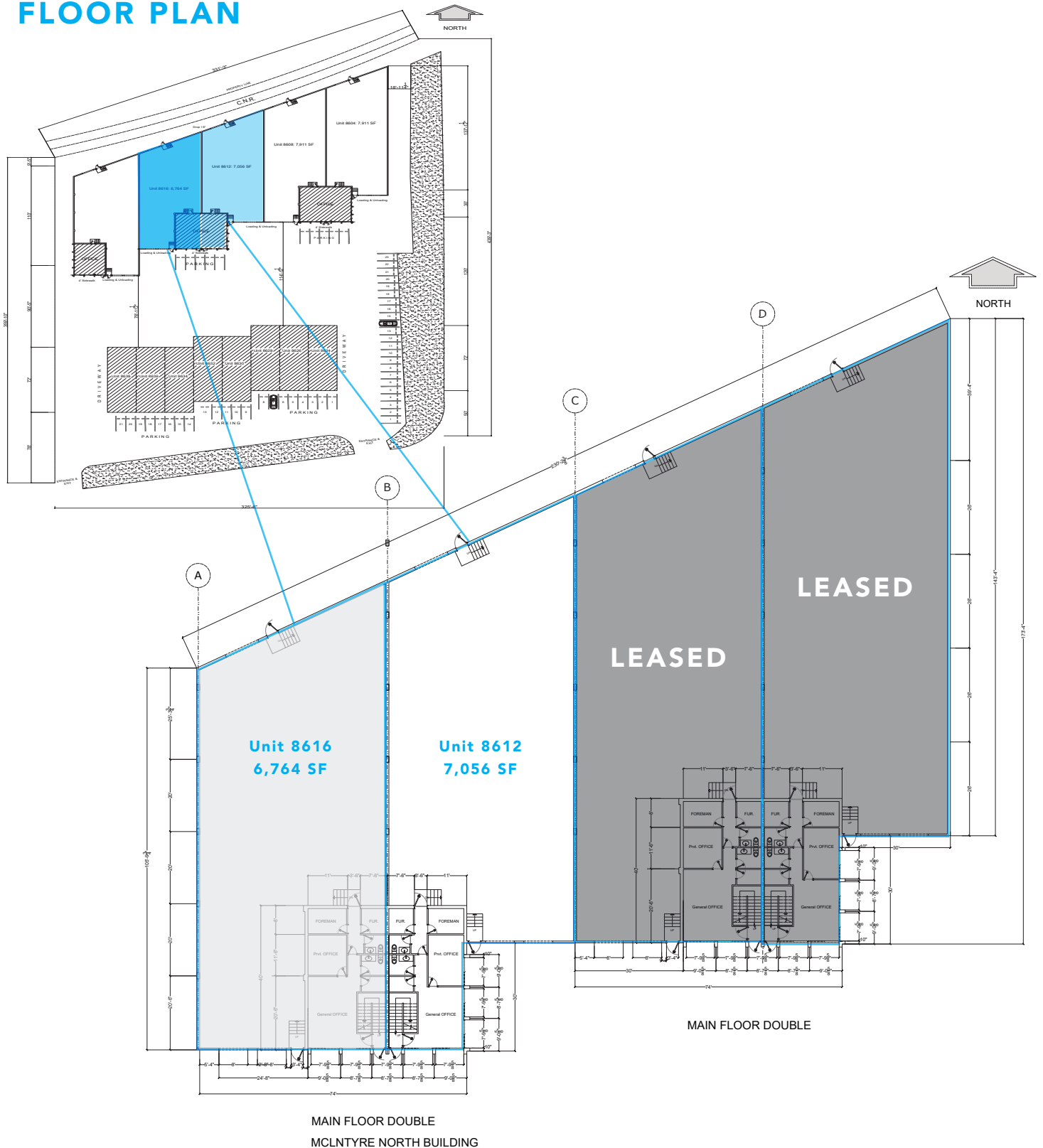
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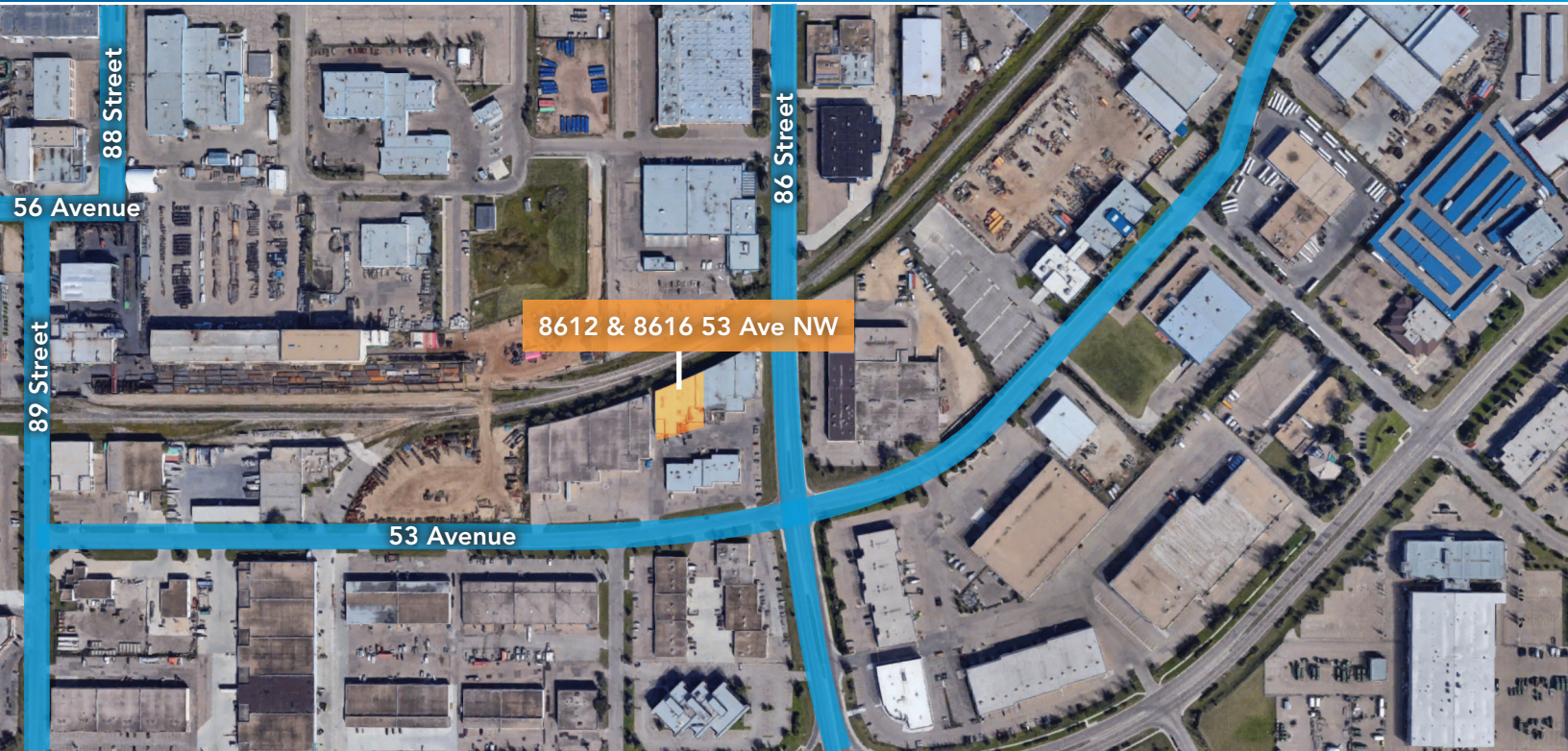
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FLOOR PLAN



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