

FOR LEASE

NAI Commercial

FREEWAY FRONTING OFFICE/WAREHOUSE BAY WITH YARD



8714 YELLOWHEAD TRAIL | EDMONTON, AB | HIGH EXPOSURE

PROPERTY DESCRIPTION

- 2,250 sq.ft.± bay with well-appointed front office, back shop and dedicated yard
- Grade loading
- Bonus storage mezzanine not included in GLA
- High exposure to 63,280 vehicles per day on Yellowhead Trail (West of Fort Road) (2024 City of Edmonton)
- Easy access to freeway and arterial roads

HARRIS VALDES

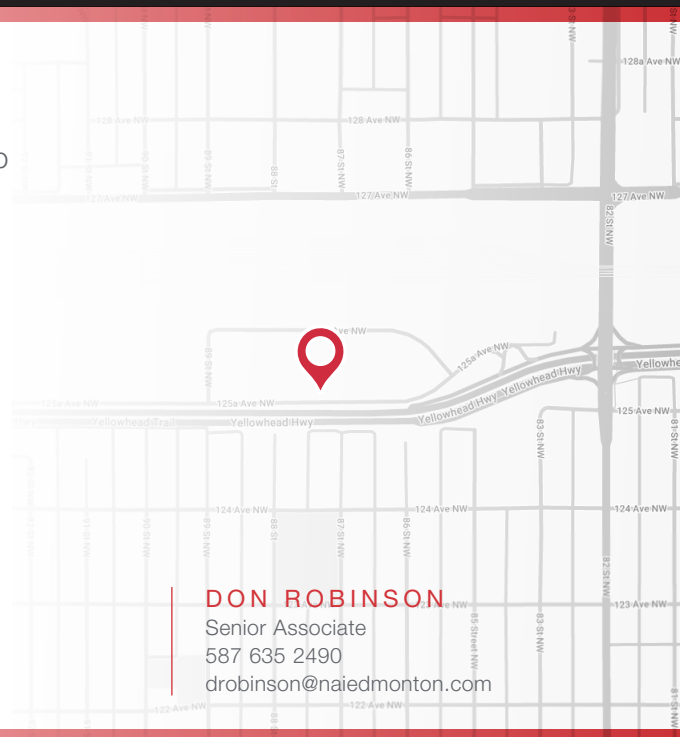
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



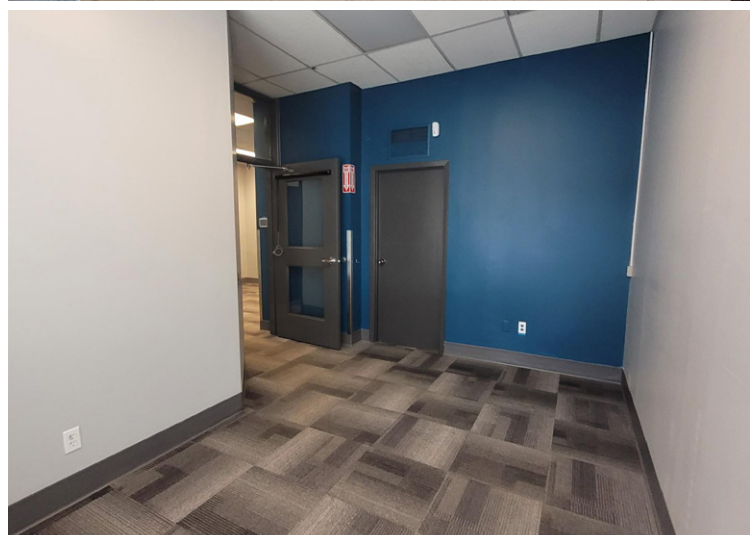
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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,250 sq.ft.±
YARD	Shared
LEGAL DESCRIPTION	Lot 9, Block 59A, Plan 66NY
ZONING	Medium Industrial (IM)
NEIGHBOURHOOD	Yellowhead Corridor East
LOADING	Grade 12'W x 14'H
POSSESSION	Immediate
SUMP	Yes
POWER	240 VAC, 48 VDC, 225 amps (TBC)
NET LEASE RATE	\$14.05/sq.ft./annum
OPERATING COSTS	\$5.15/sq.ft./annum (2026 estimate) includes property insurance, common area maintenance, management fees and building insurance. Utilities are not included and are separately metered.



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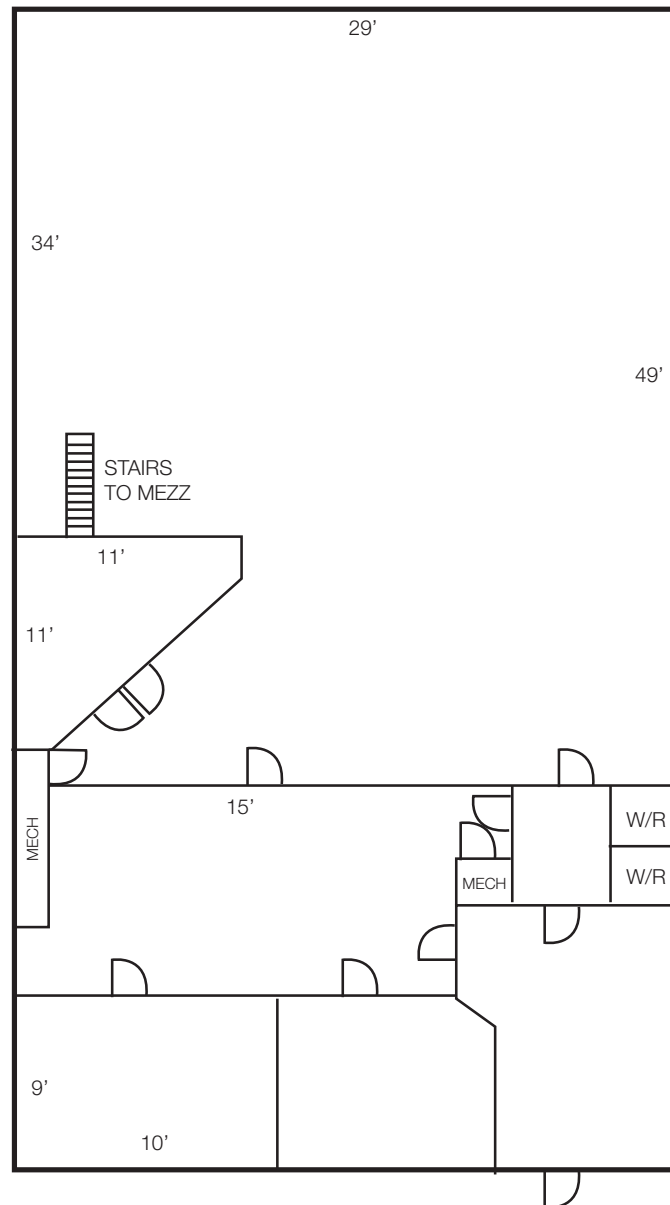
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FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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