

FOR SUBLEASE

ALL WEST BUILDING PARK BUILDING E

NAI Commercial



6415 - 75 STREET | EDMONTON, AB | INDUSTRIAL

PROPERTY DESCRIPTION

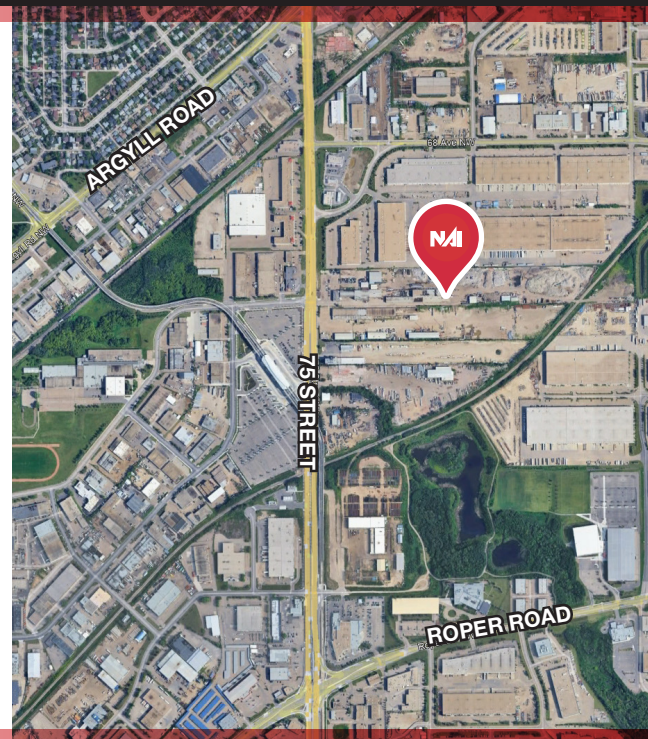
- Equipped with two overhead cranes (6.3 ton and 10 ton)
- Outdoor crane runway access
- Upgraded LED lighting throughout the facility
- New overhead loading door installed
- Heavy power service available
- Ideal for fabrication and industrial manufacturing operation
- Nearby office space available for negotiation, subject to availability

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com

CONOR CLARKE

Senior Associate
780 720 7352
cclarke@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 2A, Plan 9720496
ZONING	Heavy Industrial (IH)
SIZE	7,100 sq.ft.±
LOADING	(1) 12'x16' O/H Grade Loading Door
HEAT	Radiant
CRANES	(1) 6.3 Ton and (1) 10 Ton
CEILING HEIGHT	22' clear
AVAILABLE	Immediately
SUBLEASE RATE	\$10.00/sq.ft./annum net
SUBLEASE EXPIRY	May 31, 2030
ADDITIONAL RENT	\$9.18/sq.ft.annum (2026) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)



