

# 49,730 SF Industrial Facility on 4.57 Acres

Unique opportunity to lease free standing facility with 1.0 acre of dedicated graveled yard. This facility can be demised for 2 tenancies, but preference will be given to users that offer on the entire facility

7710-7730 34 STREET, EDMONTON, AB

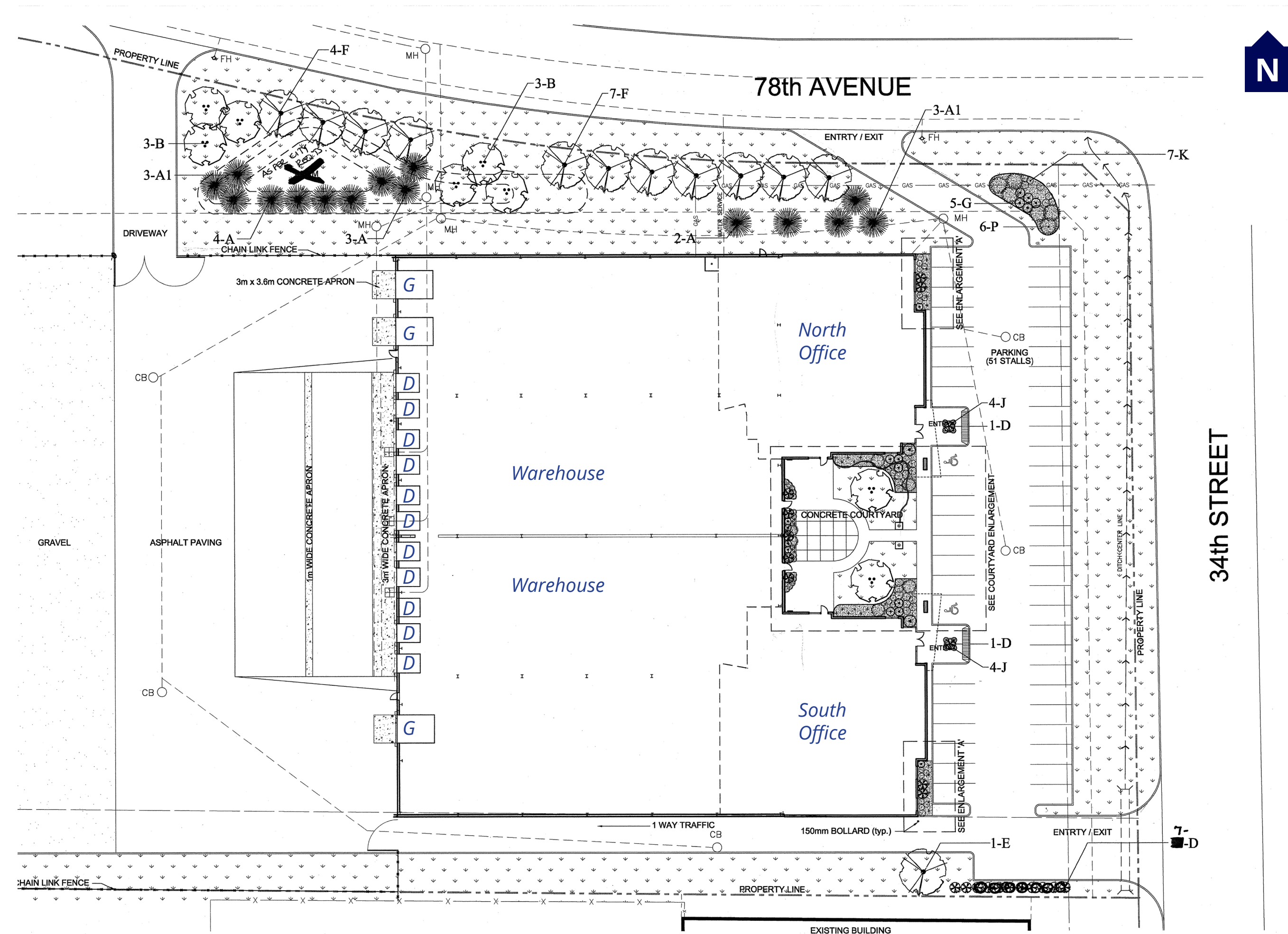
FOR SUBLEASE

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# Property Overview

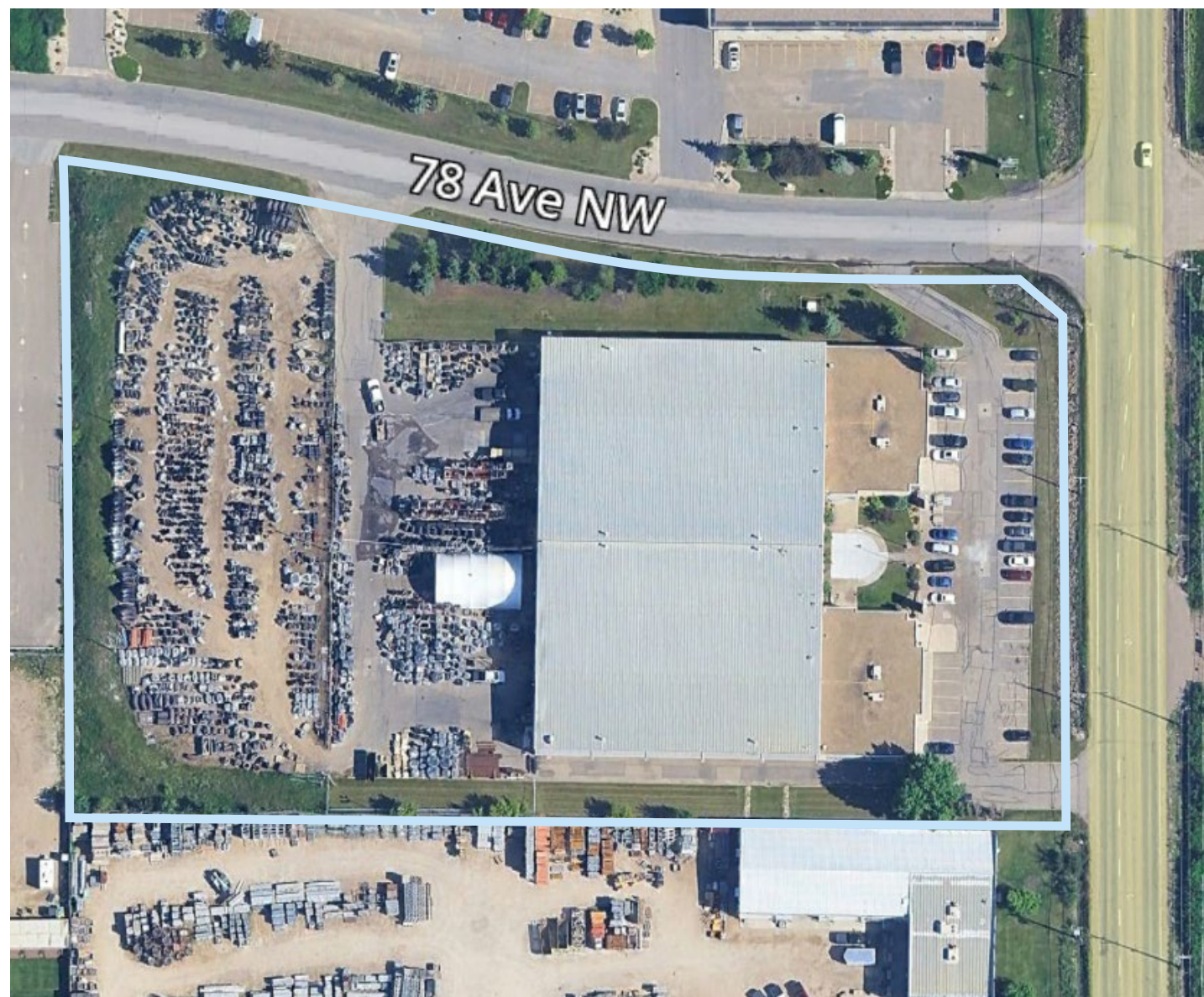
<b>Building Areas</b>	North Office: ±4,900 SF South Office: ±4,900 SF <i>(Available with 30 days notice)</i> Warehouse: ±39,930 SF Total: 49,730 SF
<b>Site Size</b>	4.57 acres
<b>Zoning</b>	BE (Business Employment)
<b>Built</b>	2002
<b>Ceiling Height</b>	22'7" at eaves & 24'9" at centre
<b>Loading</b>	Grade Doors: Dock Doors: (3) 12' x 16' (10) 8' x 9' with levelers with sumps (1) 8' x 10' with leveler
<b>Electrical</b>	200 amp & 400 amp, 120/208 volt <i>*Electrical service to be verified by Sub-Tenant</i>
<b>HVAC</b>	Office: Forced air & RTU for air conditioning Shop: Gas fired overhead unit heaters
<b>Sprinklered</b>	Yes
<b>Lighting</b>	LED fixtures in warehouse
<b>Sublease Rate</b>	Starting at \$9.00 PSF
<b>Yard</b>	43,560 SF @ \$1.25 PSF
<b>Head Lease Expiry</b>	April 30, 2031
<b>Additional Rent</b>	Taxes: \$4.72 PSF + Operating Cost: \$3.24 PSF
<b>Available</b>	Negotiable

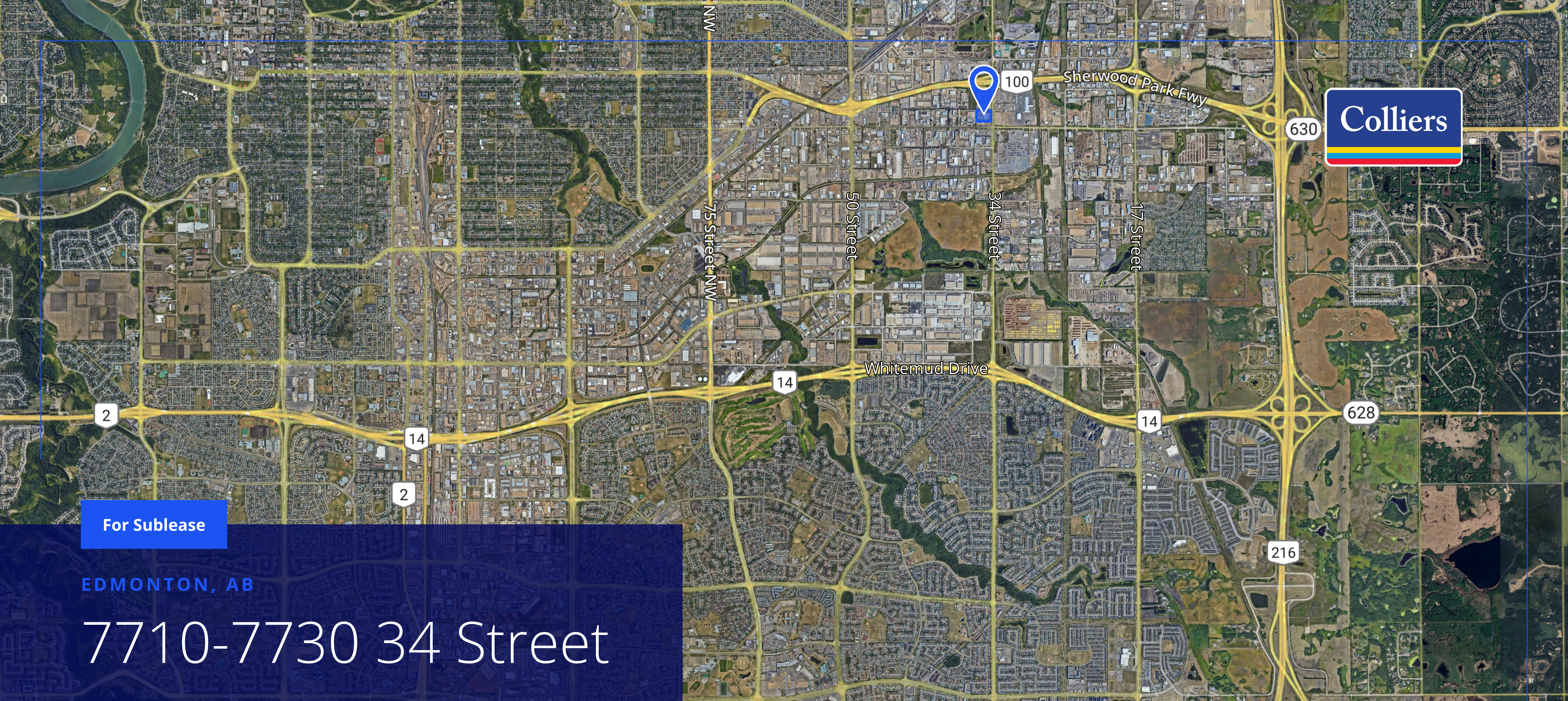


## Highlights:

- Well maintained, freestanding building on corner lot with three (3) points of access/egress
- 11 dock & 3 ramped grade *(entire building)*
- Gravelled & fenced yard
- Excellent proximity to major arterials & highways: 34<sup>th</sup> Street, Sherwood Park Freeway, & Anthony Henday Ring Road
- Can be demised to ±25,000 SF; contact listing agent for applicable rates

# Property Photos





For Sublease

EDMONTON, AB

7710-7730 34 Street

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