

FOR LEASE

Capital Industrial Park

New Warehouse located at 50st & Eleniak Rd, Edmonton Alberta

VARIOUS BAY SIZES 5,600 SQFT & UP - TOTAL OF 119,885 SQFT



As Developers of Prime Properties we are able to provide immediate attention to your space requirements!

- *Power -200 amp 347/600 volt 3 phase to each bay,
may be increased to 600 amp for an additional charge
- *Each bay has a power operated grade level door and a dock door
with a power hydraulic leveler
- *Heat Recovery Ventilator (HRV) in warehouse area
- *Warehouse heating by infrared heaters and unit heaters
- *Office area roof top units with air conditioning
- *Ceiling Height 24ft
- *LED Lighting
- *ESFR Sprinklers
- *BE Zoning
- *2 Compartment Sumps
- *Concrete Floors 6 inches thick 25MPA

A high quality industrial park located in South East Edmonton with excellent access to freeways is waiting to serve your accommodation needs.
Ideal location for distribution warehouse, manufacturing plants, research facilities and more.....

LEASE DIRECT FROM OWNER

Our lease rates for the new building are as follows :

Base Rent starting from \$15.00 per sqft per annum plus GST, with a \$15.00 per sqft Tenant Improvement Allowance. If a mezzanine is required the area of the mezzanine will be added to the warehouse area and be part of the base rent calculation. Additional Rent which consists of the tenants proportionate share of the property tax and building insurance we estimate will be \$5.80 per square foot per annum plus GST.

Call 780-428-6511 or email info@capmanagement.ca

50TH STREET

SERVICE RD

FLOOR AREAS

SITE ADDRESS - 4903 ELENIK ROAD NW

UNIT A - 6121	= 8,200 Sq. Ft.
UNIT B - 6125	= 5,600 Sq. Ft.
UNIT C - 6129	= 5,600 Sq. Ft.
UNIT D - 6133	= 8,000 Sq. Ft.
UNIT E - 6137	= 8,585 Sq. Ft.
UNIT F - 6141	= 10,320 Sq. Ft.
UNIT G - 4949	= 10,610 Sq. Ft.
UNIT H - 4945	= 9,557 Sq. Ft.
UNIT I - 4941	= 7,842 Sq. Ft.
UNIT J - 4937	= 5,600 Sq. Ft.
UNIT K - 4933	= 5,600 Sq. Ft.
UNIT L - 4929	= 8,400 Sq. Ft.
UNIT M - 4925	= 5,600 Sq. Ft.
UNIT N - 4921	= 5,600 Sq. Ft.
UNIT O - 4917	= 8,400 Sq. Ft.
UNIT P - 4913	= 5,600 Sq. Ft.
MECH ROOM - MECH, 4945	= 253 Sq. Ft.
ELEC ROOM - ELEC, 4941	= 518 Sq. Ft.
TOTAL FLOOR AREA	= 119,885 Sq. Ft.





