

FOR LEASE

ROSEDALE INDUSTRIAL - OFFICE/WAREHOUSE

NAICommercial



9416 - 62 AVENUE NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 5,040 sq.ft.± office warehouse space;
- Recently renovated;
- 1 private office;
- Open work area;
- LED Lighting in warehouse;
- Additional 1,300 sq.ft. office mezzanine available.

KEVIN MOCKFORD

Senior Associate
780 919 2537
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
780 819 2149
glough@naiedmonton.com

TANNER WORMALD

Associate
780 246 9543
twormald@naiedmonton.com

DAVID SABO

Senior Associate
780 604 7407
dsabo@naiedmonton.com

ED STENGER

Senior Associate
780 974 9954
estenger@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	5,040 sq.ft.± office warehouse; and 1,300 sq.ft.± office
LEGAL DESCRIPTION	Plan: 5155TR, Block: 4, Lot: 17B
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
YEAR BUILT	1977
CEILING HEIGHT	20' clear
POWER	100 amp, 3 phase (TBC)
LOADING	(2) Grade level: 10'x16' and 12'x14'
NET LEASE RATE	Starting at \$11.00/sq.ft./annum
LEASE TERM	Negotiable
OPERATING COSTS	\$5.52/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance & management fees.

