

FOR LEASE

SMALL FREESTANDING BUILDING

NAI Commercial



9439 - 34 STREET | STRATHCONA COUNTY | 4.54 ACRE SITE

PROPERTY DESCRIPTION

- Rare 5,330 sq.ft.± office/warehouse on 4.54 acre± site
- 2,400 sq.ft.± office space over two floors currently consisting of 9 offices, large reception/parts area or bullpen
- Fully fenced and gated site
- Concrete block construction with new roof
- Property benefits from Strathcona County lower property tax rates
- Easy access to Baseline Road, Sherwood Park Freeway and Anthony Henday

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



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



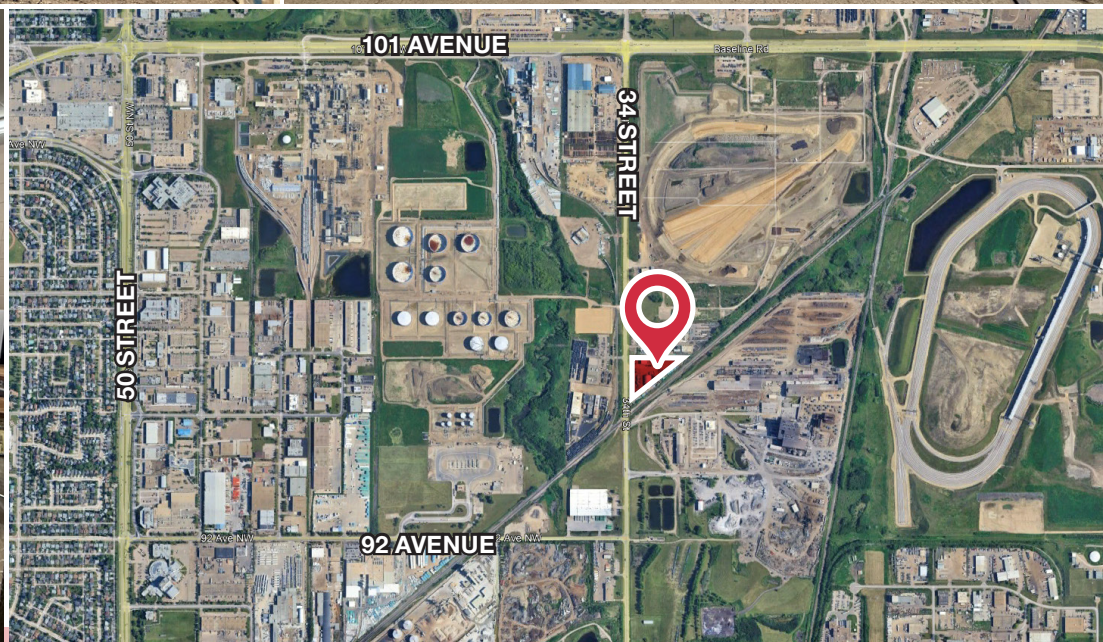
780 436 7410



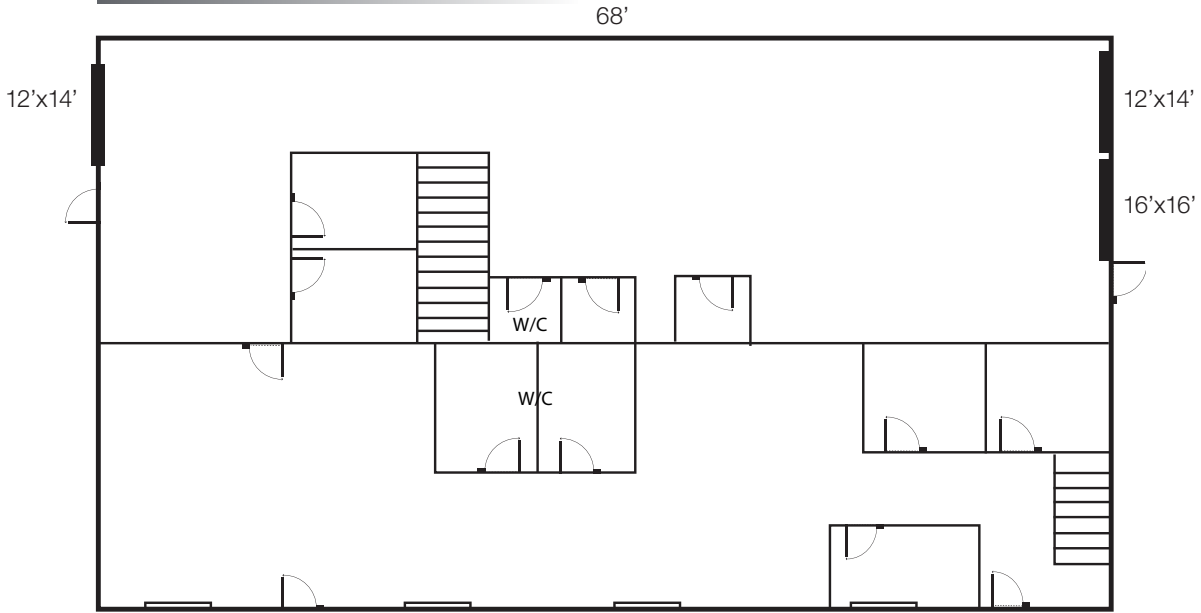
NAIEDMONTON.COM

ADDITIONAL INFORMATION

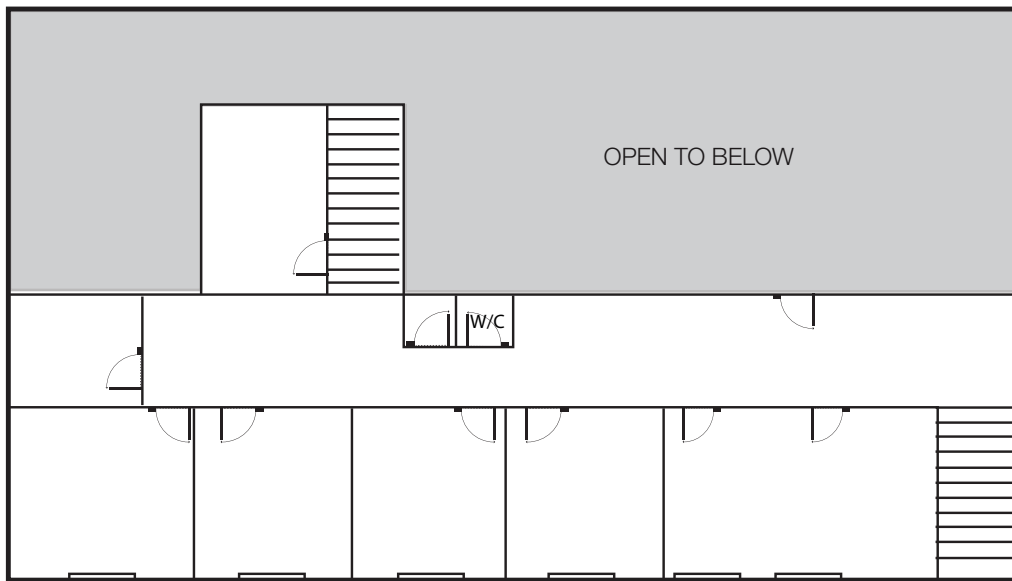
SIZE AVAILABLE	5,330 sq.ft.±	POWER	200 amp, 480 volt (TBC)
LEGAL DESCRIPTION	Plan 302KS Lot 1	LIGHTING	LED
ZONING	IH (Heavy Industrial)	LOADING	(3) grade overhead doors: (2) 12'x14' and (1) 16'x16'
AVAILABLE	Jan 1, 2026	SITE/YARD SIZE	4.54 acres±
YEAR BUILT	1978	LEASE TERM	3-10 years
SITE COVERAGE	2.69%	NET LEASE RATE	\$18,227 per month (\$15.00/sq.ft./annum on building including 1 acre, \$0.90/sq.ft./annum on additional 3.54 acres of yard)
CEILING HEIGHT	19'	OPERATING COSTS	\$3,925 per month (\$47,100 per annum (2026) includes property taxes and building insurance)
HEATING	Forced air and A/C in office and OH unit heater in warehouse		



MAIN FLOOR



2ND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

