

FOR LEASE

OFFICE/WAREHOUSE SPACE

5530 - 48 STREET

Edmonton, AB



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PROPERTY OVERVIEW

- + Dock and grade loading
- + 28' clear ceiling height
- + LED lighting upgrade
- + Ability for substantial power upgrade
- + Convenient access to major roadways such as Roper Road, 50th Street, 75th Street, Whitemud Drive and Anthony Henday Drive

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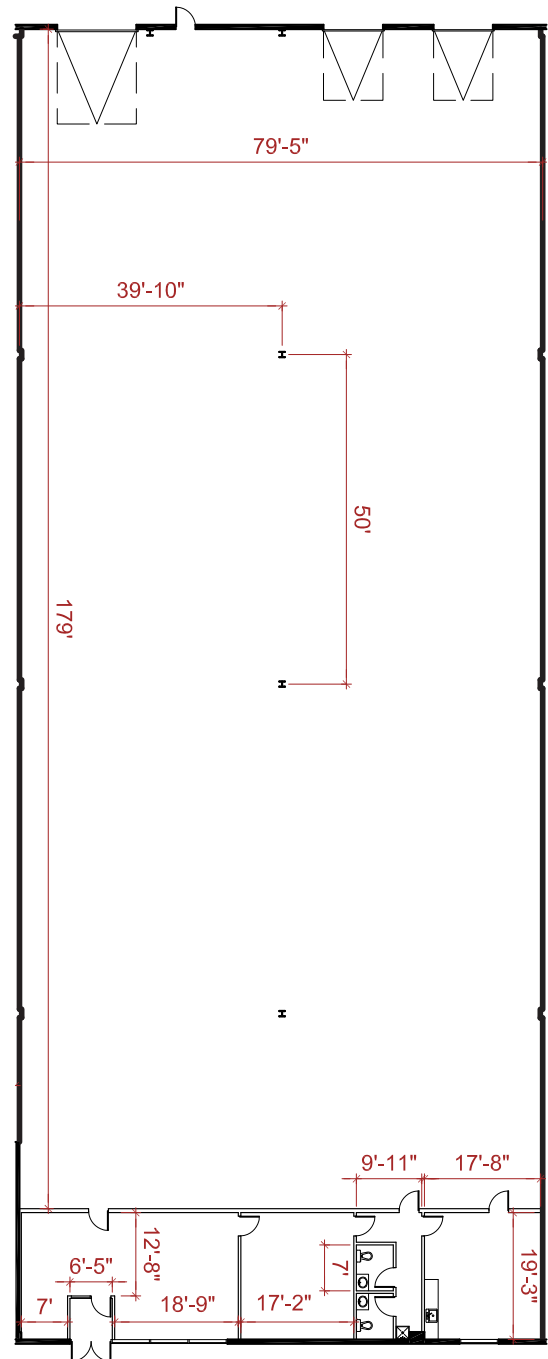
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PROPERTY DETAILS

Legal Description	Plan 0325867; Block 18; Lot 1
Zoning	Zoning – IM Medium Industrial
Total Available Area	Office 1,621 sq. ft. Warehouse 14,445 sq. ft. TOTAL 16,066 sq. ft.
Dock-High Loading	(2) 8' x 10' with levelers
Grade-Level Loading	(1) 12' x 14' with automatic lift
Column Spacing	39'10" x 50'
Ceiling Height	28' clear
Power	600 volt, 100 amp (ability to upgrade to 1,000 amps) *To be confirmed
Heating	Overhead gas fired unit heaters
Lighting	LED upgrade
Sprinklers	Yes
Year Built	2006
Operating Cost (2021)	\$2.90 Property Tax \$2.82 Additional Rent \$5.72 TOTAL per sq. ft. / annum (HVAC maintenance & repair included)
Lease Rate	\$8.50 per sq. ft. / annum
Available	Immediately



*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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