



For Lease

Argyll Road Building

6239 88 Street | Edmonton, AB

±14,240 SF Grade loading bay

- (2) 5-ton cranes with ±40' span and heavy power within
- Grade loading warehouse with up to ±3.00 Acres of possible yard
- Great access to major roadways including Argyll road, 91 Street and Whitemud Drive

For more information contact:

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Vice President

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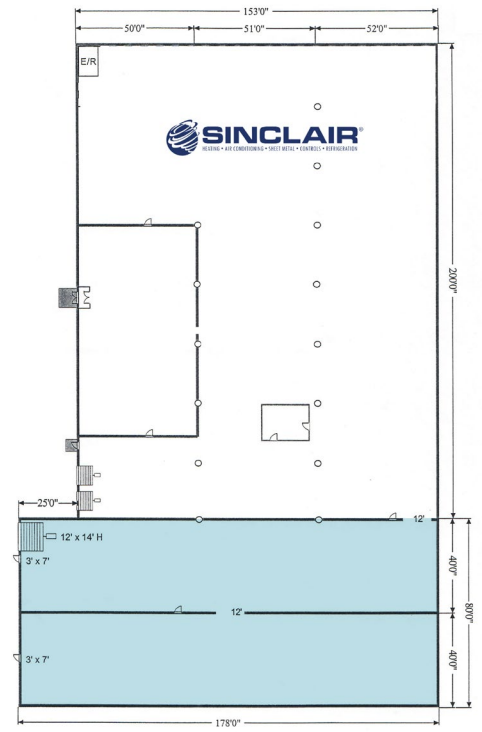
Property Details

Municipal Address	6239 88 Street, Edmonton, AB
Zoning	BE (Business Employment)
Available Area	± 14,240 SF
Yard (Acres)	± 3.00
Lease Rate (PSF)	\$10.00
Yard Rate (PSF)	\$1.50
Op. Costs (PSF)	\$4.30
Power	600A, 347V, 3-Phase (TBC)
Ceiling Height	25' 5" under joist
Lighting	LED
Cranes	(2) 5-ton cranes
Loading	(1) 12' x 14' Grade loading door
Heating	Warehouse: Gas fired tube heaters Office: Forced Air
Occupancy	Immediately

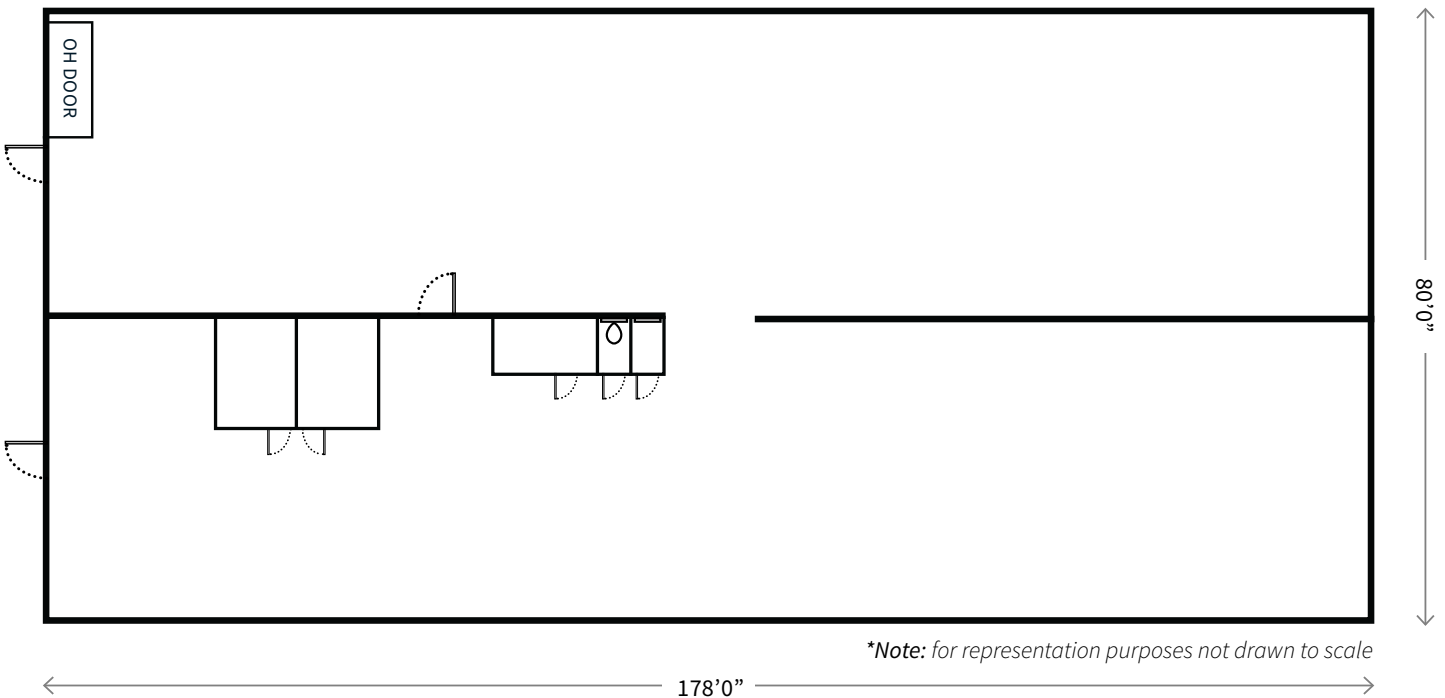


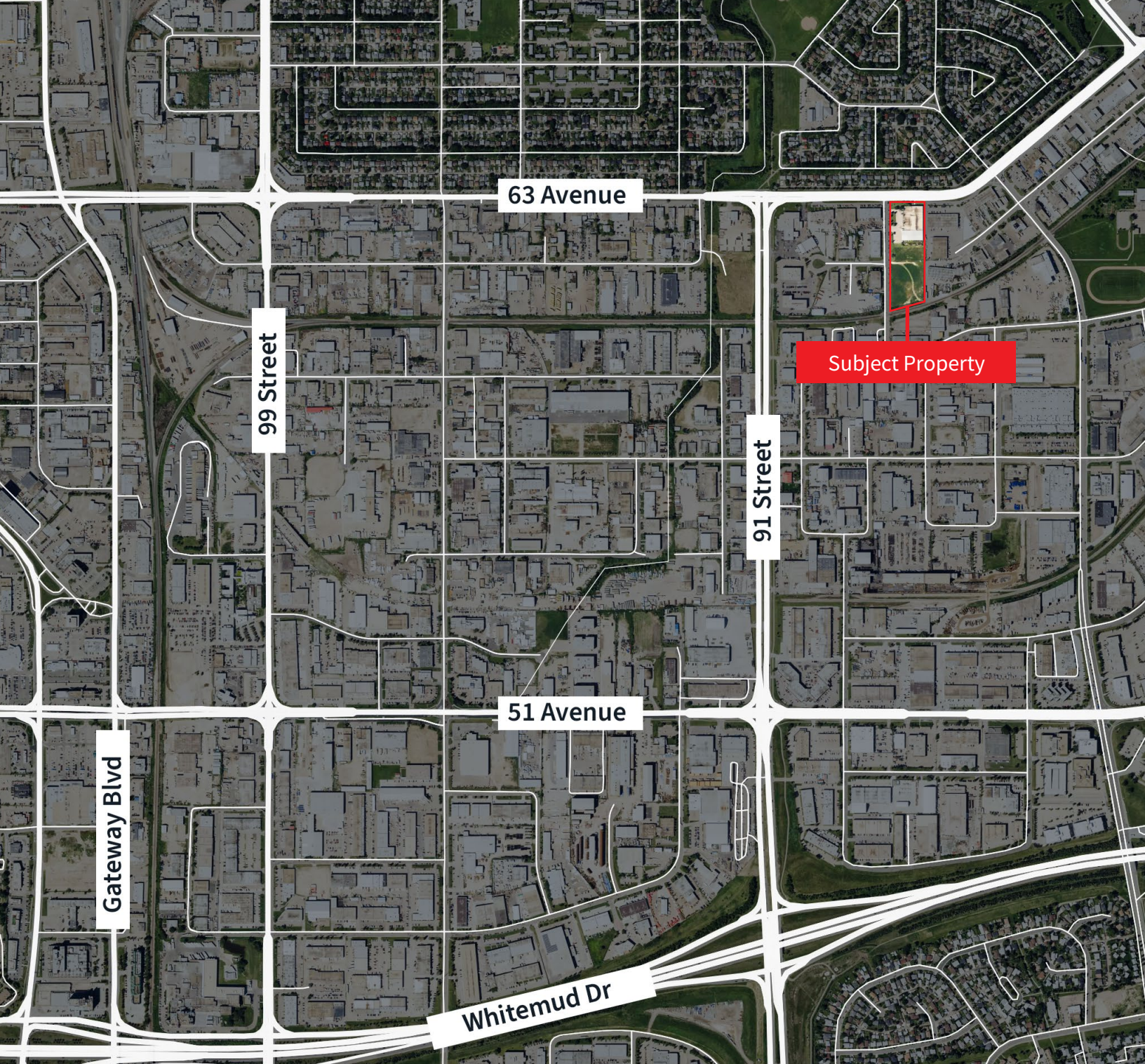
63 Ave / Argyll Road

91 Street



Potential Yard
±3.00 Acres





Prominently located and well maintained warehouse with ongoing improvements including LED lighting and small office buildout.

Access off Argyll Road and close proximity to major roadways including 91 Street, 75 Street, and Sherwood Park Freeway



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