



For Lease

Baramy Davies

8304 - 8412 Davies Road | Edmonton, AB

3,939 SF grade loading bay

- Fully renovated and located in the desirable Davies Industrial
- Fenced yard compounds available on site
- Best in class management and clean, well maintained site

For more information contact:

Kent Simpson

Vice President

780 203 0425

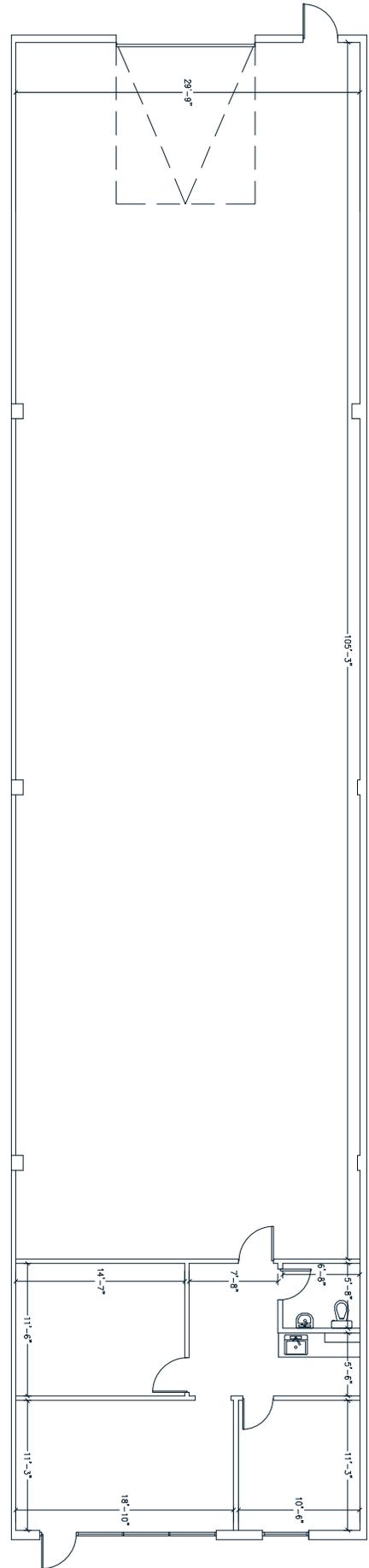
Kent.Simpson@jll.com

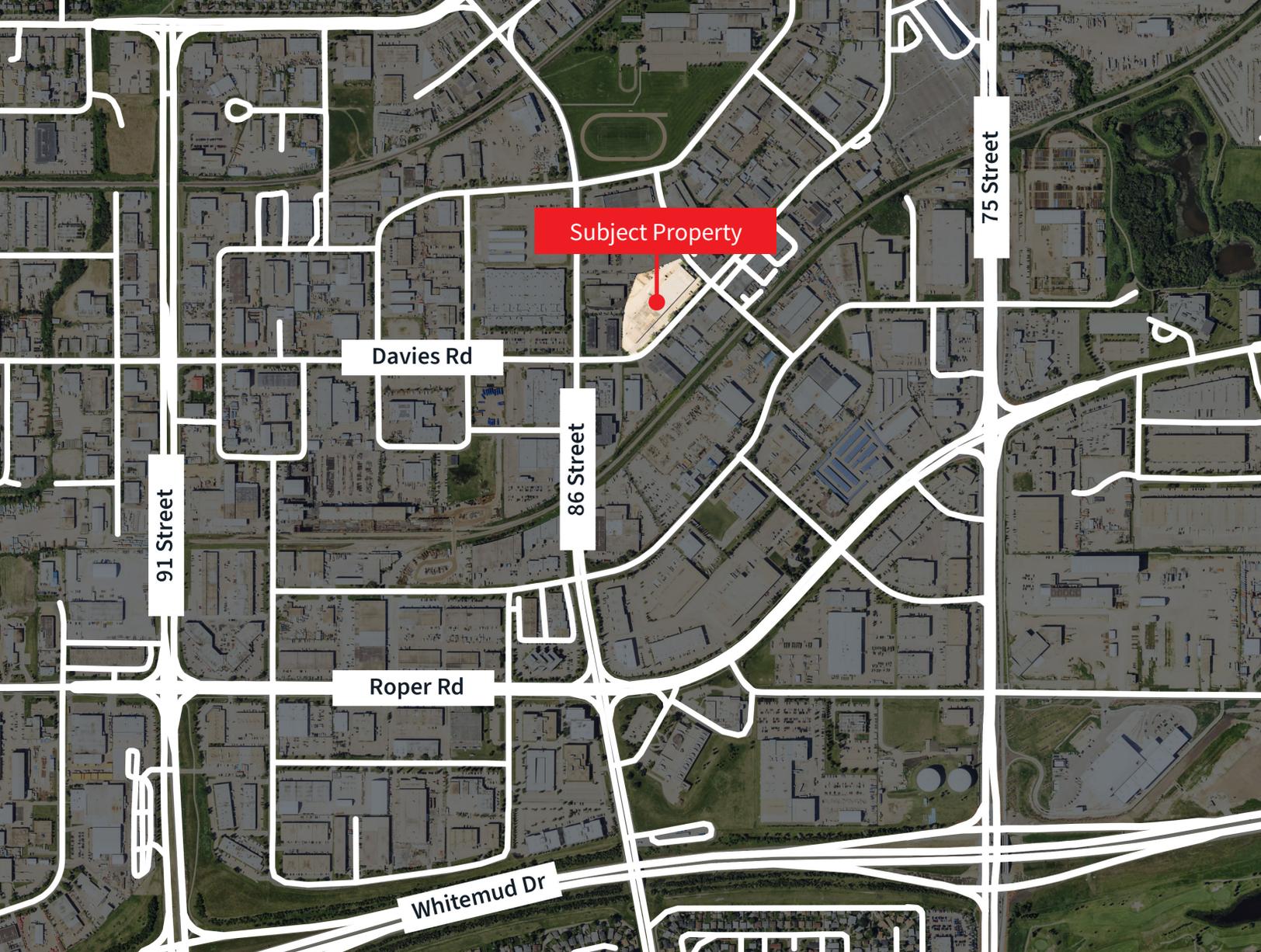


Property Details

Municipal Address	8316 Davies Road, Edmonton
Zoning	IM - Medium Industrial
Available Area	3,939 SF
Year Built	1972
Construction	Concrete block
Ceiling Height	18'
Heating	Forced air unit heaters and radiant tube
Lighting	LED
Sprinklered	No

Power	200 amp, 120/208 V (TBC by Tenant)
Loading	(1) Grade door
Yard	Fenced and graveled Yard 1: 4,773 SF Yard 2: 5,984 SF
Lease Rate (PSF)	\$11.00
Op. Costs (PSF)	\$5.47 (2025)
Yard Lease Rate (PSF)	\$1.50
Occupancy	Immediate





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