



For Sublease

# Freestanding Building

7303 36 Street - 3603 73 Avenue | Edmonton, AB

**24,855 SF on 3.68 Acres**

- The building features 30-foot ceilings, High loading door ratio, in-slab floor heating, and 2 bridge cranes (25 ton, 10 ton).
- Located at the corner of 36 Street and 73 Avenue, with easy access to major roadways
- Fully fenced and improved site
- Quonset available

For more information contact:

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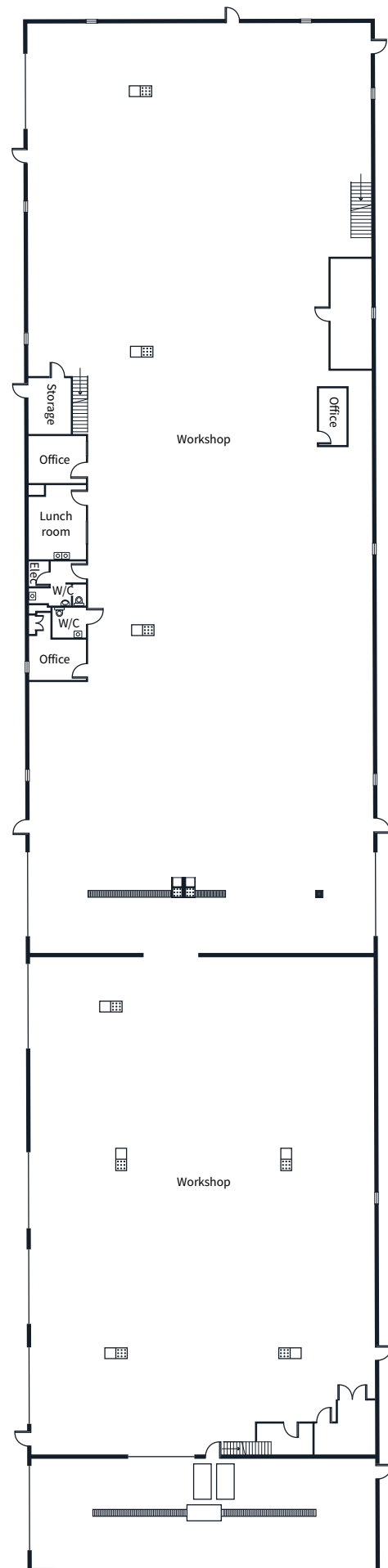
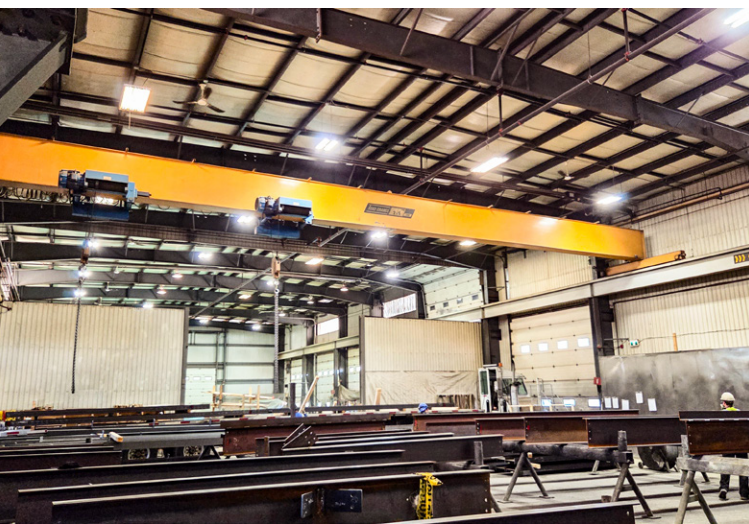


# Property Details

<b>Municipal Address</b>	7303 36 Street & 3603 73 Avenue, Edmonton AB
<b>Zoning</b>	IM - Medium Industrial (Building) IH - Heavy Industrial (Yard)
<b>Building Size</b>	24,855 SF
<b>Site Size</b>	3.68 Acres
<b>Site Coverage Ratio</b>	15.50%
<b>Year Built</b>	1999
<b>Construction</b>	Insulated Metal Panel
<b>Column Grid</b>	80' Clear span
<b>Power</b>	2000 Amps, 480 Volt, 3-Phase (TBC by Tenant)
<b>Ceiling Height</b>	30'

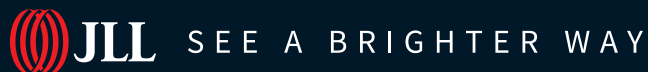
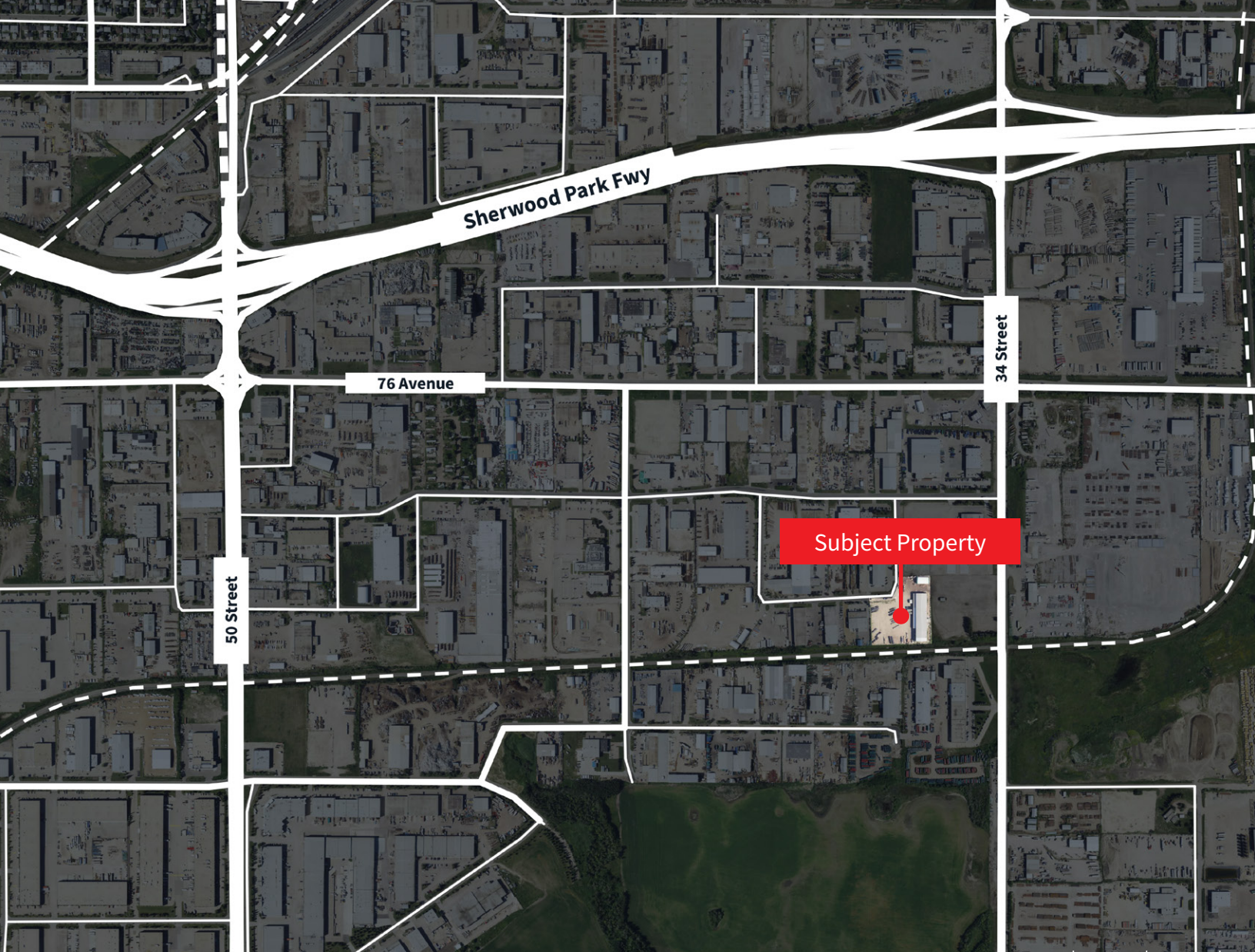
<b>Heating</b>	In-floor and radiant tube
<b>Lighting</b>	Metal halide
<b>Sprinklered</b>	Yes
<b>Cranes</b>	1 - 25T and 1 - 10T (2x5)
<b>Loading</b>	4 - 18' x 18' Grade 3 - 16' x 18' Grade 1 - 16' x 16' Grade 1 - 14' x 16' Grade
<b>Yard</b>	Fully fenced, gated, and graveled
<b>Lease Rate (PSF)</b>	\$12.50
<b>Op. Costs (PSF)</b>	\$5.82 (2025 est.)
<b>Sublease Expiry</b>	December 30, 2027
<b>Occupancy</b>	30 - 45 Days





\*Note: Not drawn to scale, for representation purposes only





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