



For Lease

Baramy Golden

5203 - 5519 82 Avenue | Edmonton, AB

Grade loading warehouse bay

- ±4,521 SF grade loading warehouse bay
- Fenced yard compounds starting at ±9,000 SF
- Best in class management and clean, well maintained site with access to major arterial roads

For more information contact:

Kent Simpson

Vice President

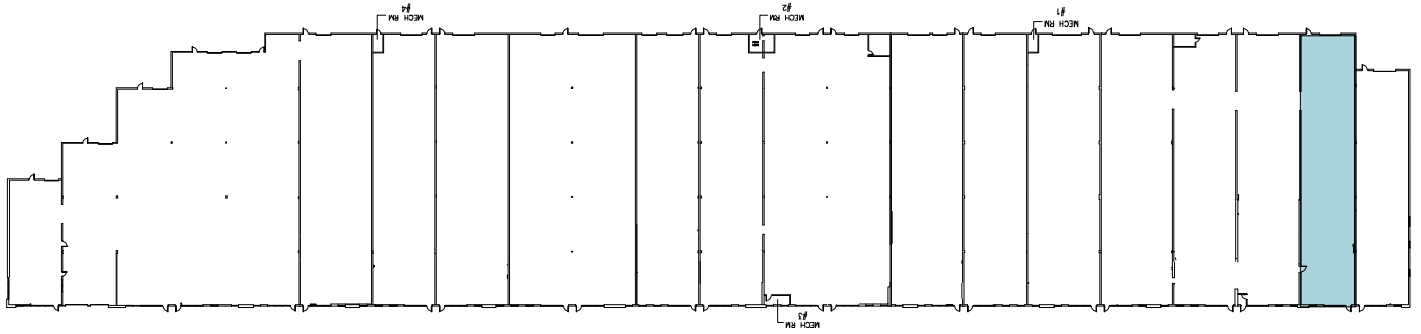
780 203 0425

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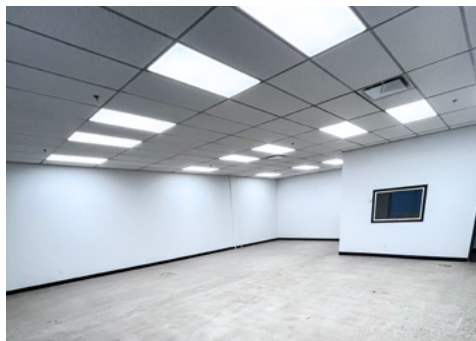
Property Details

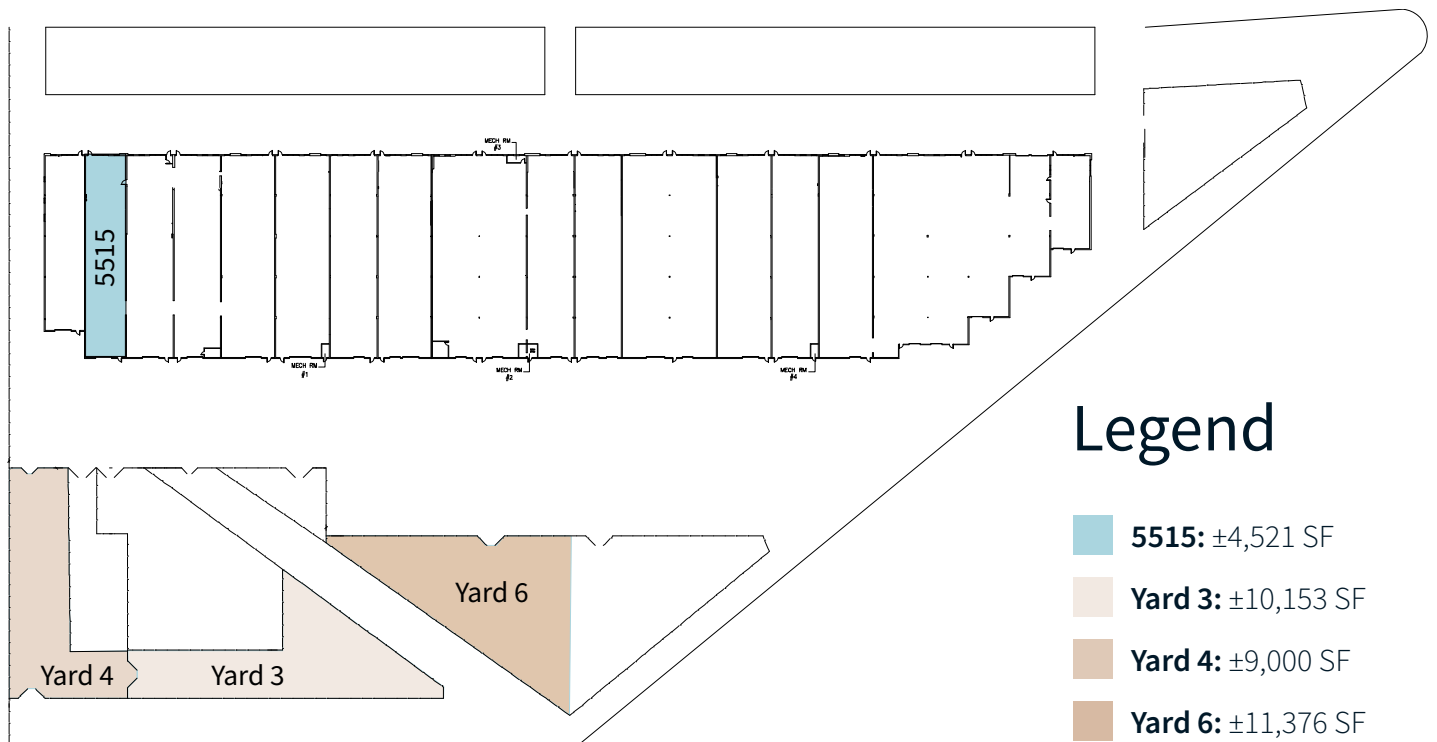
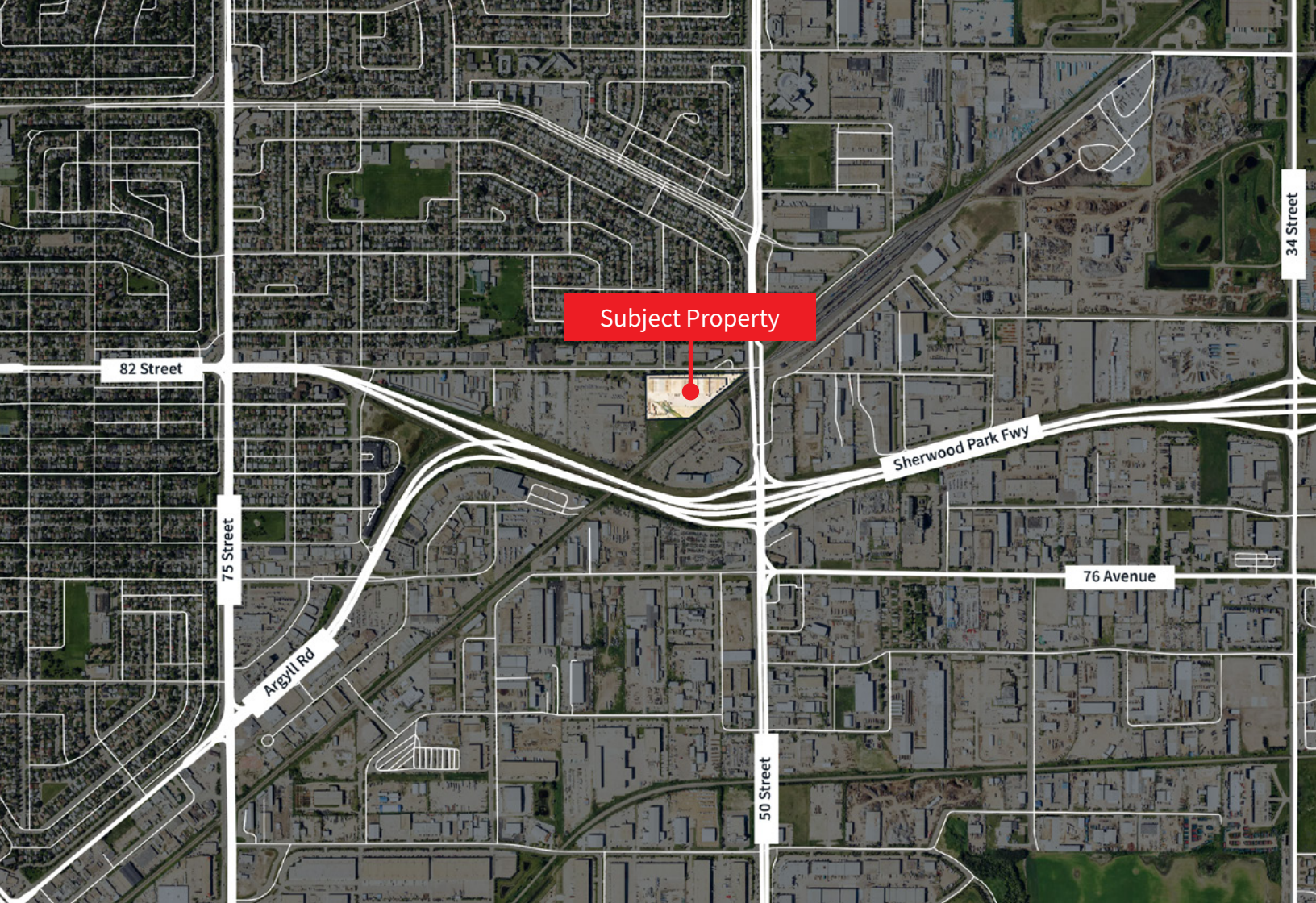
Municipal Address	5203 - 5519 82 Avenue, Edmonton
Legal Description	Plan: 3180KS; Lot: D
Zoning	IH - Heavy Industrial
Available Area	Unit 5515: ±4,521 SF
Year Built	1973
Construction	Concrete Block
Power	5515: 100 Amp, 120/208 Volt (TBC by Tenant)
Ceiling Height	17' 11" Under joist
Heating	Forced air gas fired units
Lighting	5515 - LED
Loading	Unit 5515: (1) Grade loading
Yard Space	Yard 3: ±10,153 SF Yard 4: ±9,000 SF Yard 6: ±11,376 SF
Lease Rate (PSF)	\$11.00 PSF
Op. Costs (PSF)	\$5.32 PSF
Occupancy	Immediately



Unit 5515

±4,521 SF | Grade loading | 100 Amp, 120/208 Volt (TBC by Tenant)





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