



For Lease

Baramy Golden

5203 - 5519 82 Avenue | Edmonton, AB

Grade and dock loading warehouse bays

- Grade loading warehouse bays starting at $\pm 4,521$ - $\pm 11,254$ SF
- Fenced yard compounds starting at $\pm 9,000$ SF
- Best in class management and clean, maintained site access to major arterial roadways

For more information contact:

Kent Simpson

Vice President

780 203 0425

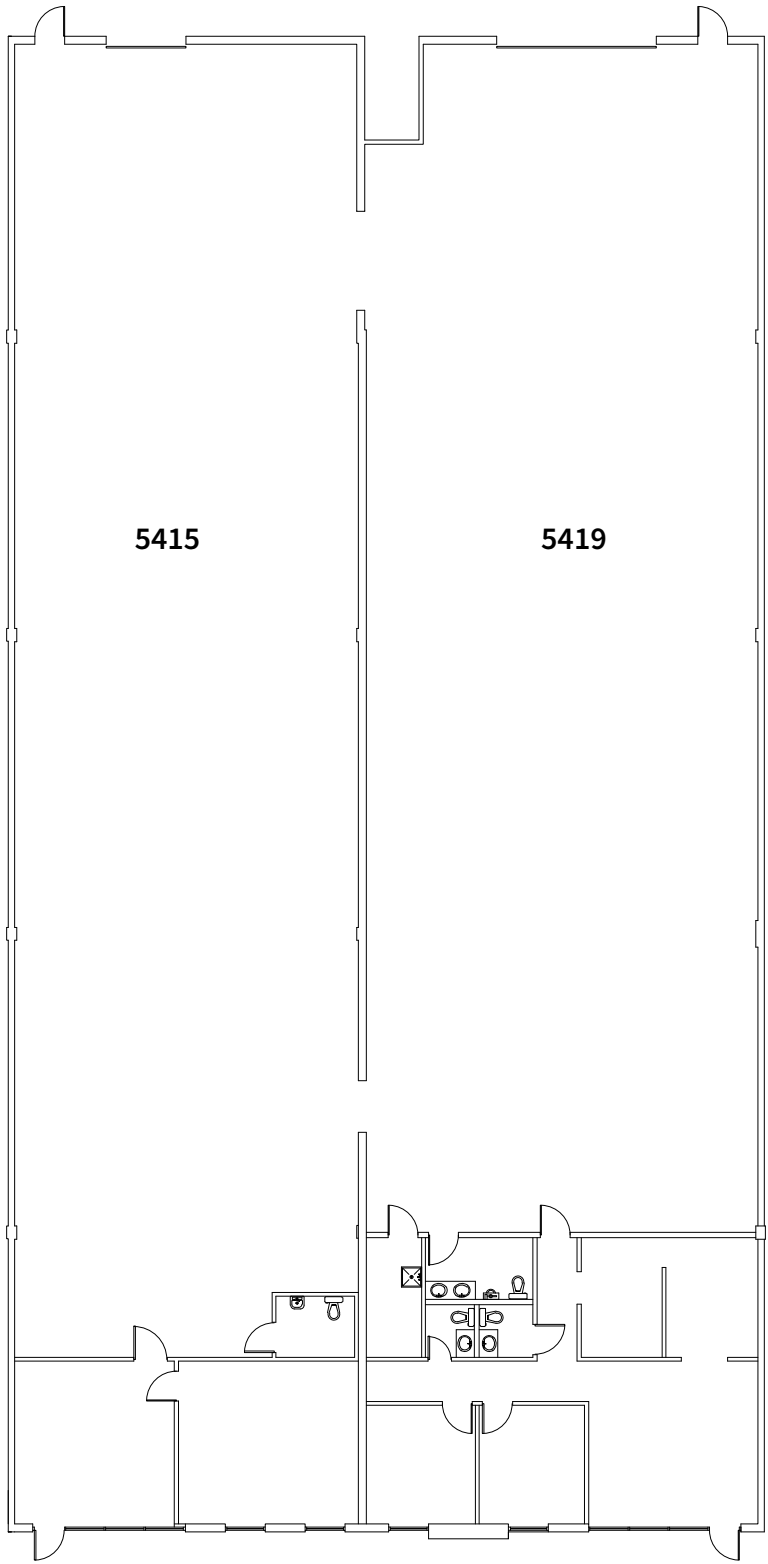
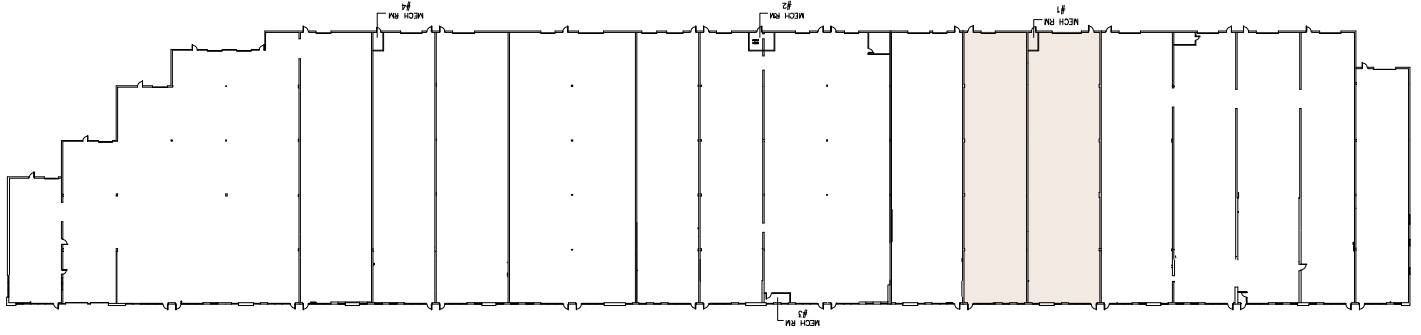
Kent.Simpson@jll.com



Property Details

Municipal Address	5203 - 5519 82 Avenue, Edmonton
Legal Description	Plan: 3180KS; Lot: D
Zoning	IH - Heavy Industrial
Available Area	±4,521 - ±11,254 SF
Year Built	1973
Construction	Concrete Block
Power	5515 - 100 Amp, 120/208 Volt (TBC by Tenant) 5415 - 200 Amp, 120/208 Volt (TBC by Tenant) 5419 - 150 Amp, 120/208 Volt (TBC by Tenant)
Ceiling Height	17' 11" Under joist (TBC by Tenant)
Heating	Forced air gas fired units
Lighting	LED
Loading	Grade and Dock 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





Unit 5415-19

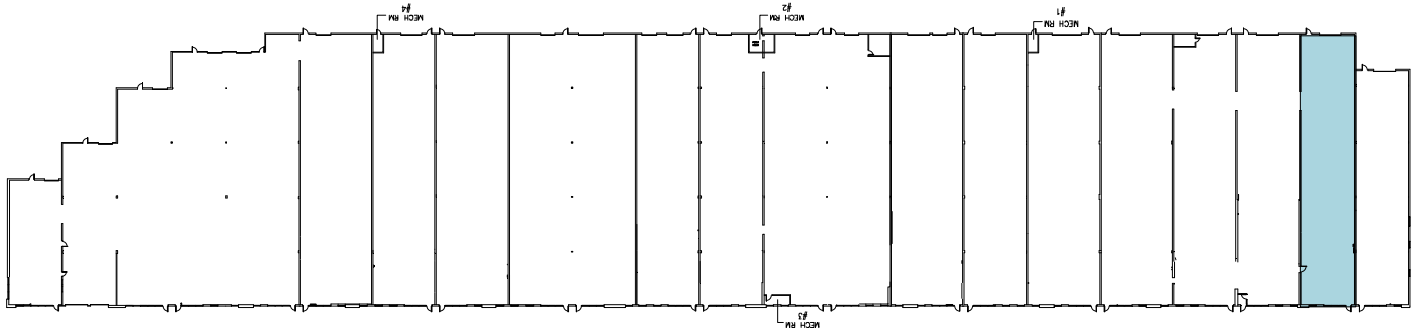
±11,254 SF | Grade and dock loading

Demisable options:

5415 – 5,291 SF with 332 SF mezzanine
200 Amp, 120/208 Volt (TBC by Tenant)

5419 – 5,963 SF
150 Amp 120/208 Volt (TBC by Tenant)

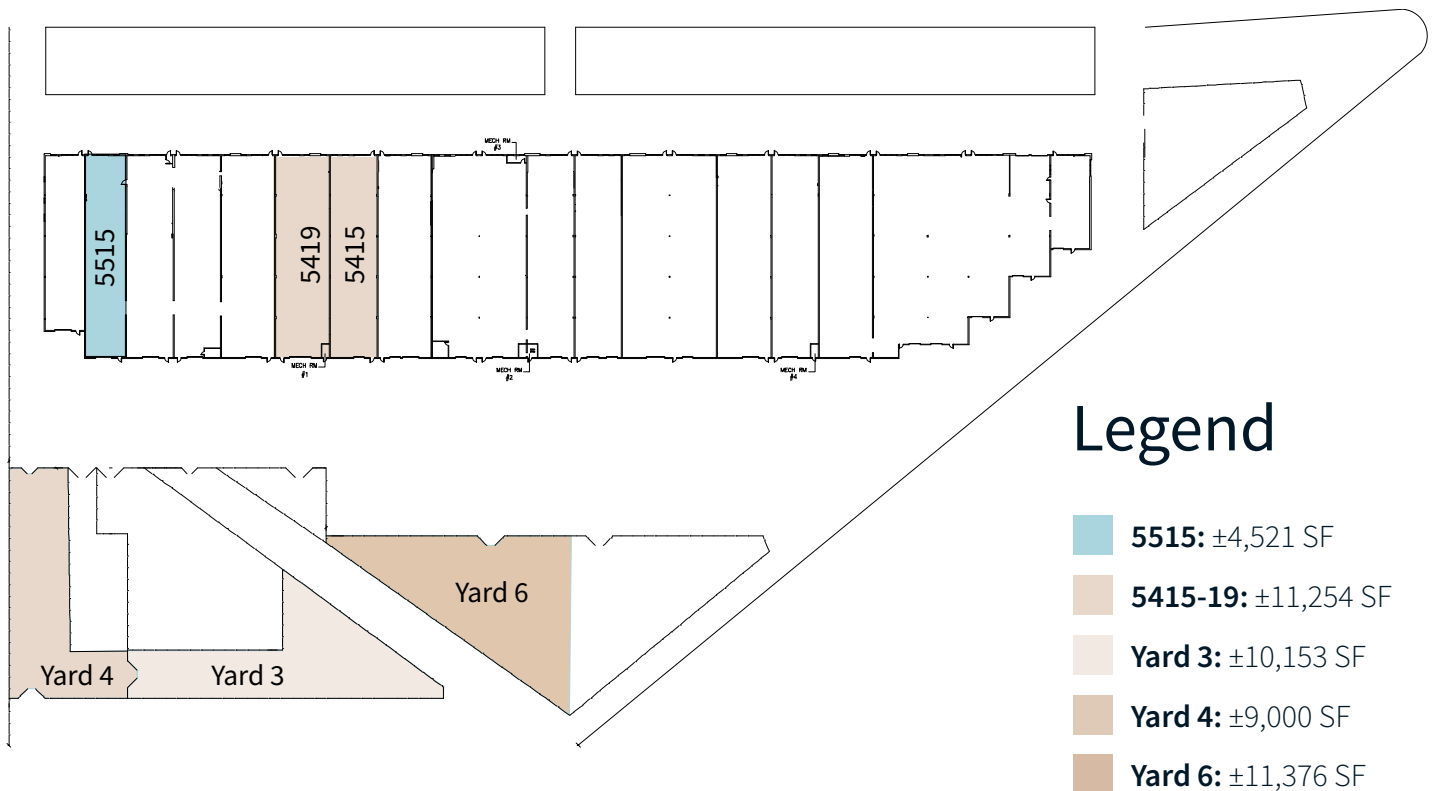
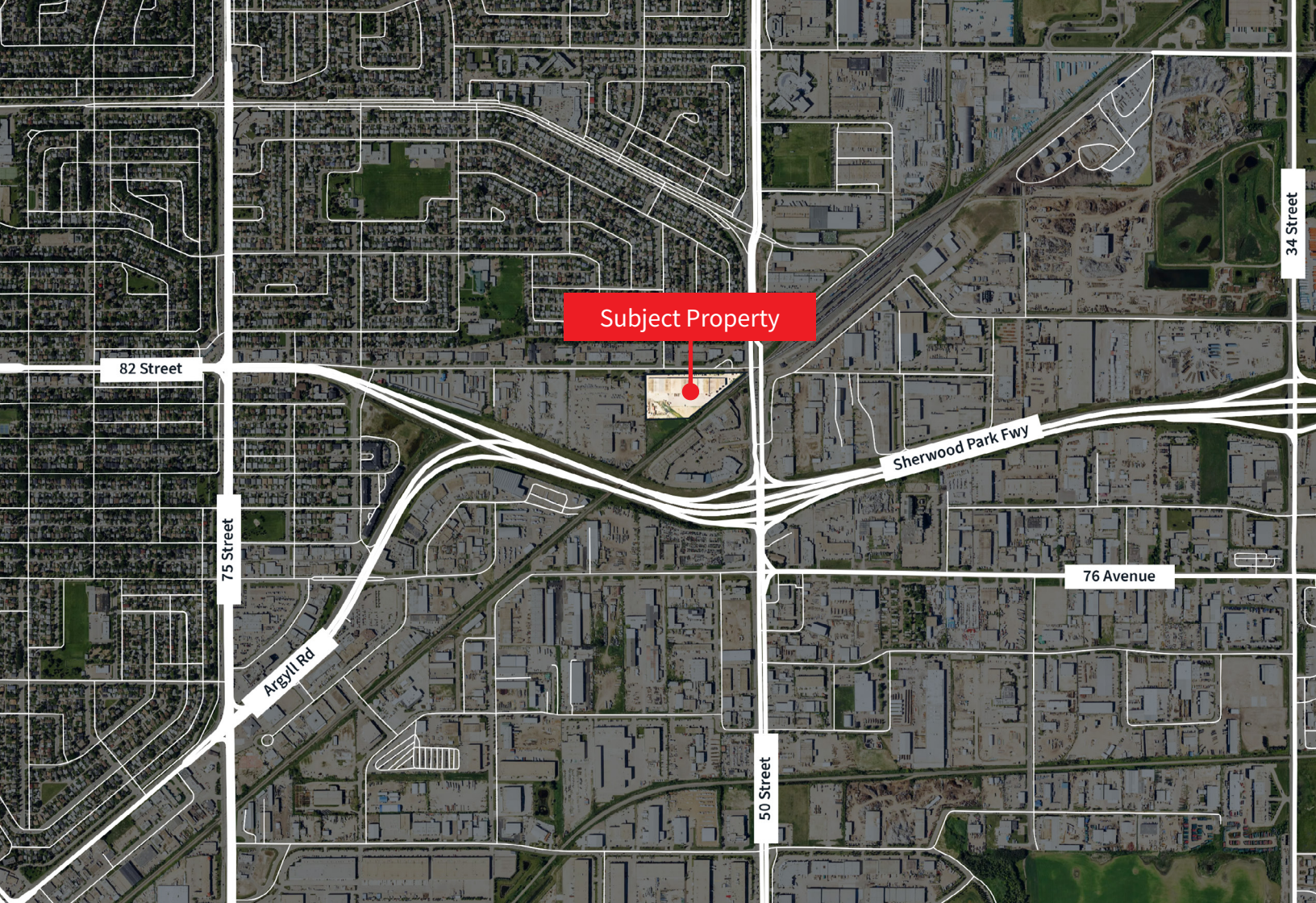
Available Oct 1st, 2026



Unit 5515

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





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