JLL SEE A BRIGHTER WAY



For Lease

Baramy Golden

5203 - 5519 82 Avenue | Edmonton, AB

Grade or dock loading warehouse bays

- Loading warehouse bays starting at ±4,521 SF
- Fenced yard compounds starting at ±9,000 SF
- Best in class management and clean, maintained site access to major arterial roadways

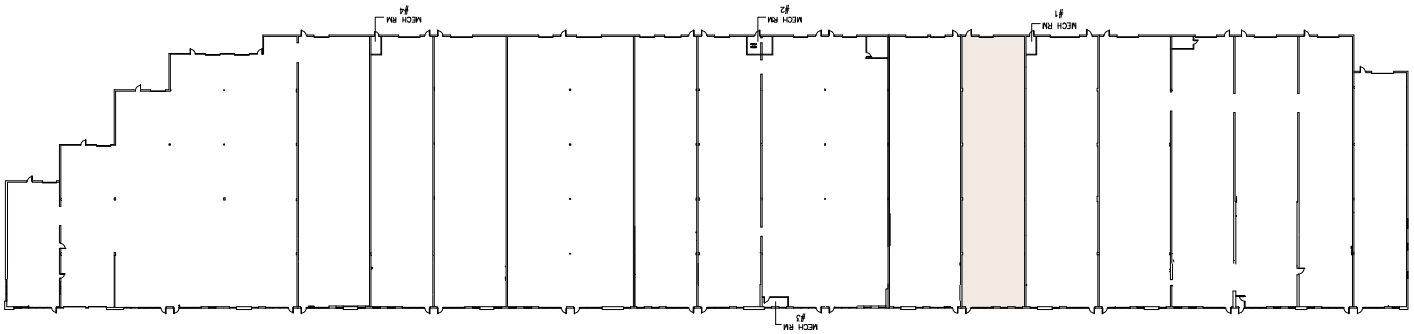
For more information contact:

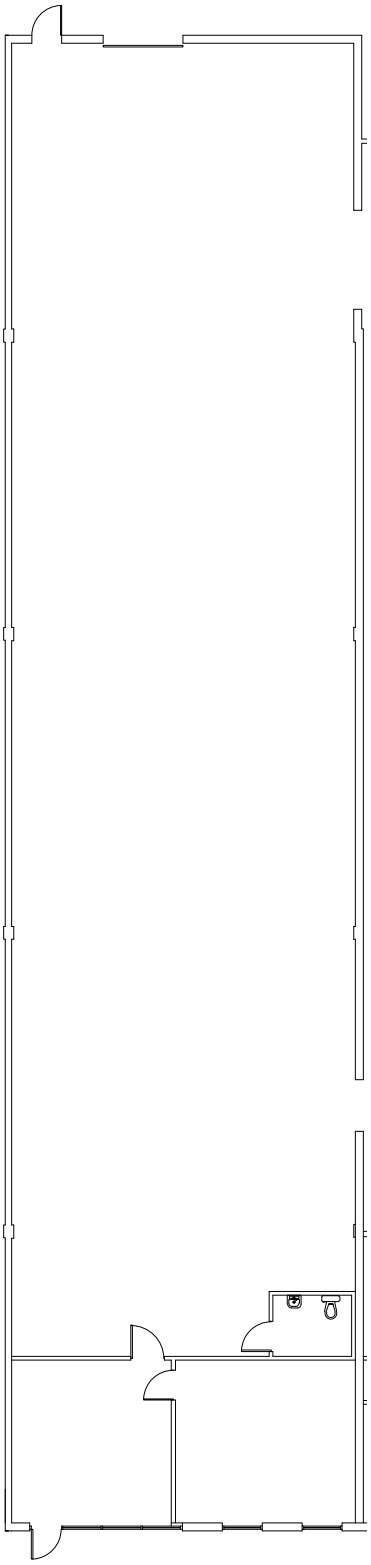
Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com



Property
Details

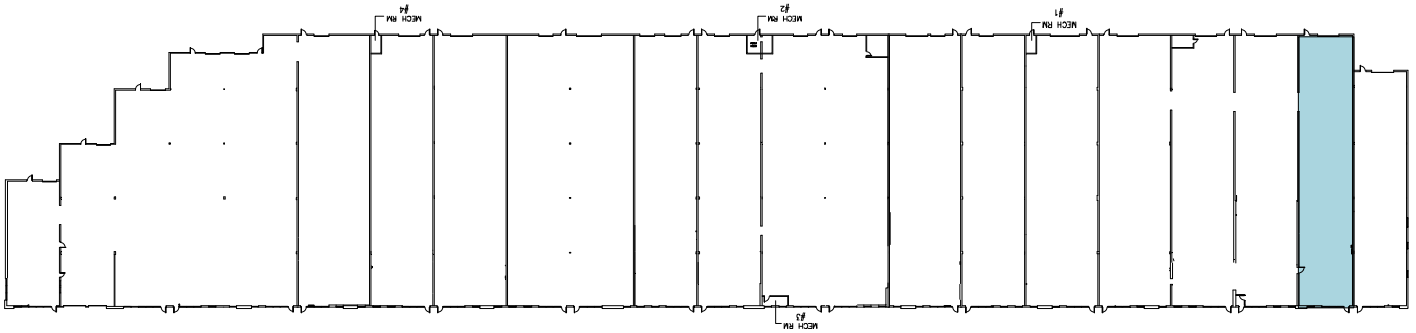
Municipal Address	5203 - 5519 82 Avenue, Edmonton
Legal Description	Plan: 3180KS; Lot: D
Zoning	IH - Heavy Industrial
Availble Area	±4,521 | ±5,291 SF
Year Built	1973
Construction	Concrete Block
Power	5515 - 100 Amp, 120/208 Volt (TBC by Tenant) 5415 - 200 Amp, 120/208 Volt (TBC by Tenant)
Ceiling Height	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

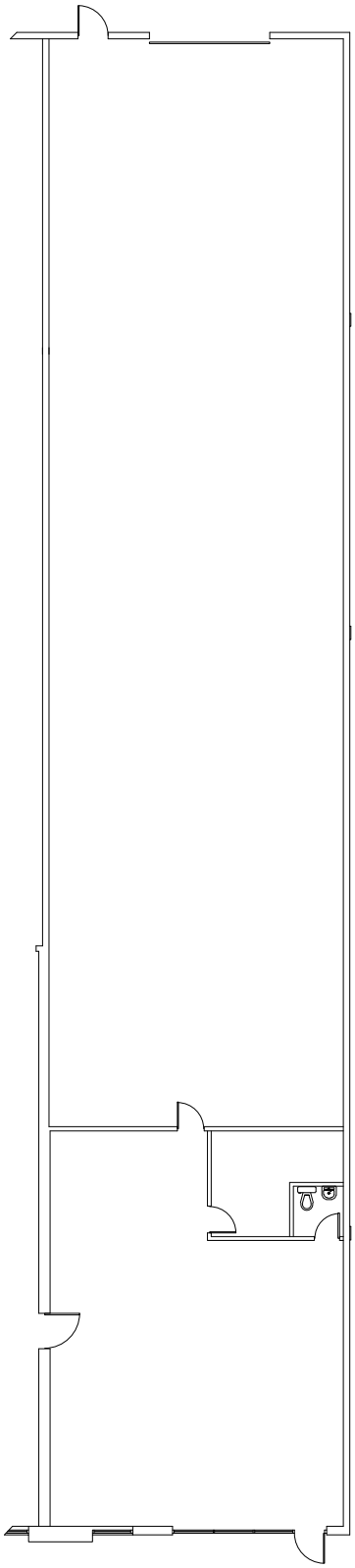




Unit 5415

±5,291 SF | Dock loading
332 SF mezzanine
200 Amp, 120/208 Volt (TBC by Tenant)

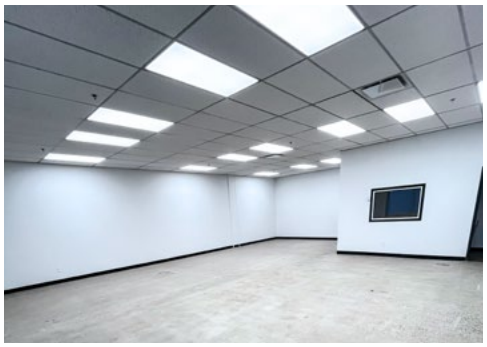




Unit 5515

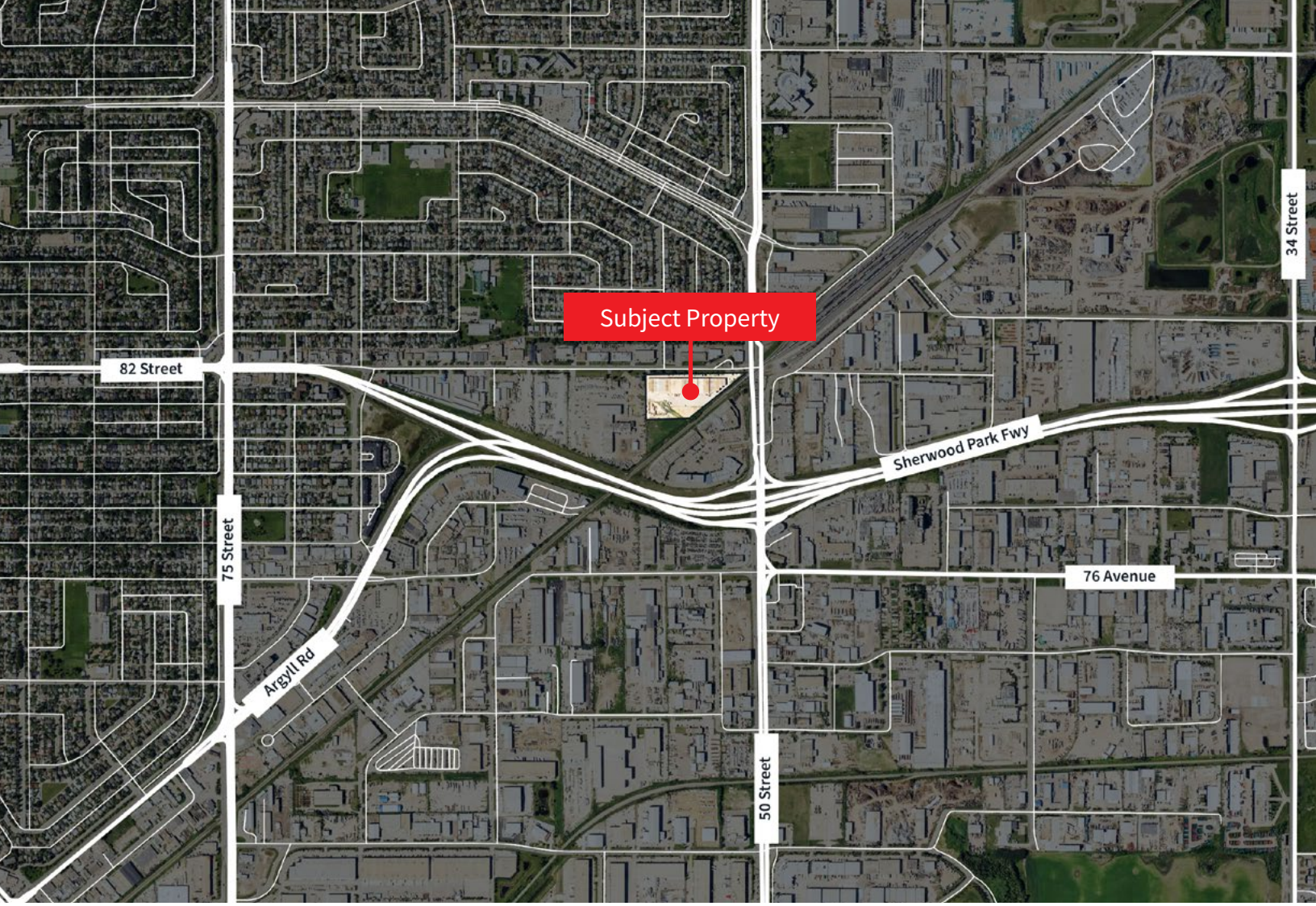
±4,521 SF | Grade loading | 100 Amp, 120/208 Volt (TBC by Tenant)

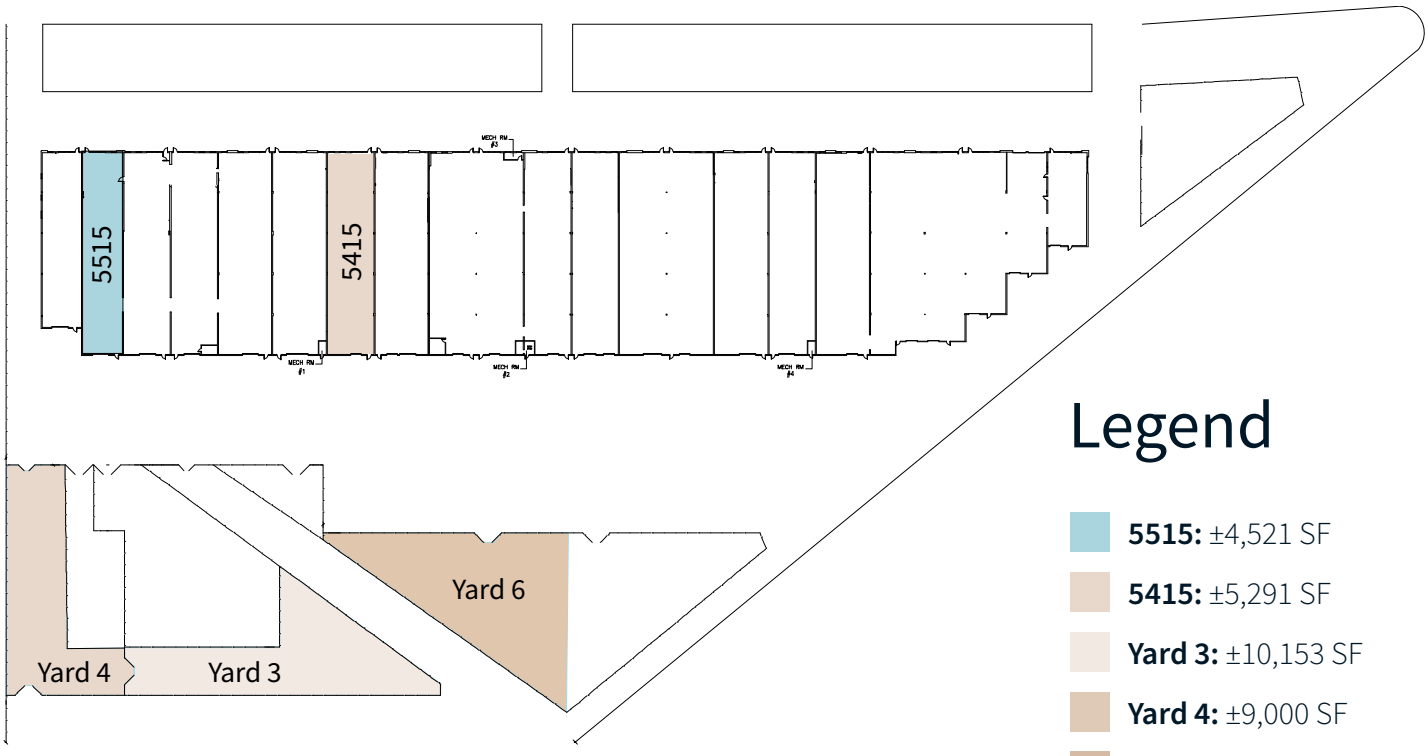












Legend

- **5515:** ±4,521 SF
- **5415:** ±5,291 SF
- **Yard 3:** ±10,153 SF
- **Yard 4:** ±9,000 SF
- **Yard 6:** ±11,376 SF

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