

FOR LEASE

4627 92 Ave
Edmonton, AB



ZONED INDUSTRIAL SPACE IN CAPILANO

RE/MAX Commercial Excel is pleased to present this exceptional industrial leasing opportunity featuring flexible bay sizes, extensive loading capabilities, and excellent connectivity to Edmonton's major transportation routes.

Take advantage of this rare opportunity to lease space within a freestanding industrial building situated on 1.61 acres in a highly accessible southeast Edmonton location. Offering flexible unit sizes ranging from 2,200 SF to 7,200 SF, the property can accommodate a variety of industrial and logistics users.

Designed with functionality in mind, the property features extensive loading capabilities including nine grade-level overhead doors, four dock-level loading doors, and multiple drive-thru bays with three sets of drive-thru doors, allowing for efficient loading, unloading, and operational flow.

Strategically positioned with exposure to 92 Avenue and quick access to Wayne Gretzky Drive, Whitemud Drive, and Anthony Henday Drive, this property provides outstanding connectivity throughout the Edmonton region. Lease rates start at an attractive \$10.75 PSF, presenting excellent value for businesses seeking flexible and efficient industrial space.

DETAILS	
Legal Description	Plan 1423717, Unit 2
Available Area	2,200 SF
Lease Rate	\$13.50 PSF
Additional Rent	\$6.25 PSF
Property Type	Industrial / Warehouse Unit
Ideal Uses	Warehousing, Distribution, Light Industrial, Storage
Loading	6 Grade doors, 4 Dock doors

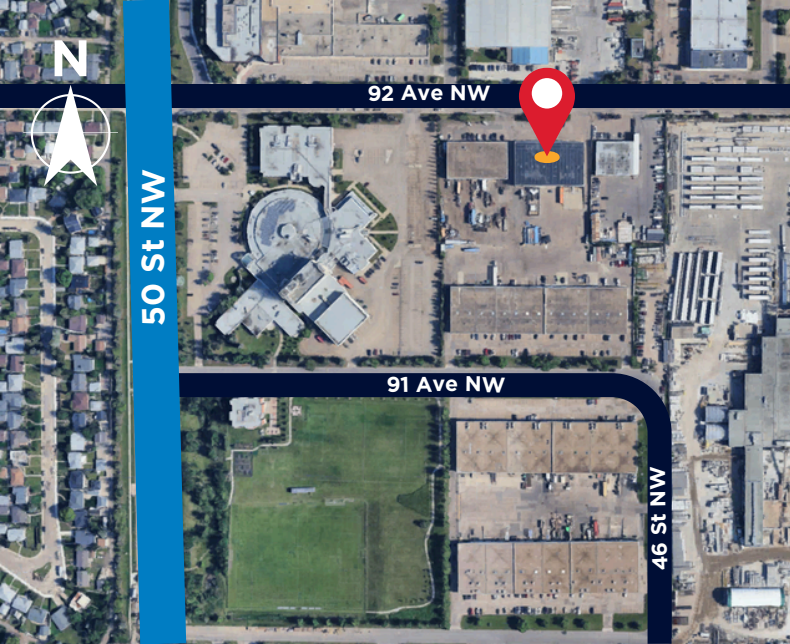


DEAN DRYSDALE,
Vice President

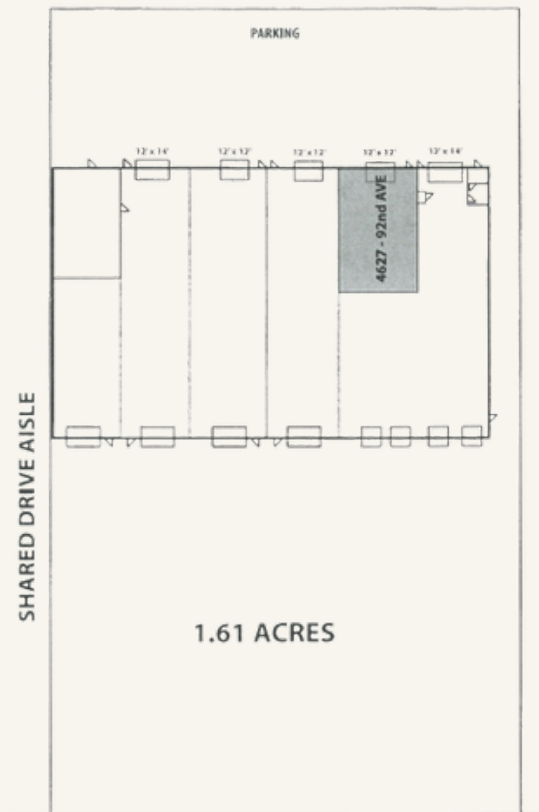
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SALIM MITHA,
Associate

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SCHEDULE "A"
4627 - 92nd AVENUE
EDMONTON, ALBERTA



LEGEND:




1.61 ACRES

*** ALL MEASUREMENTS TO BE CONFIRMED BY TENANT ***

CONTACT.

DEAN DRYSDALE


Vice President

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