

FOR LEASE

8604 Yellowhead Trail
Edmonton, AB



END CAP WAREHOUSE UNIT ON YELLOWHEAD TRAIL

RE/MAX Commercial Excel is pleased to present this exceptional industrial leasing opportunity located along Edmonton's busy Yellowhead Trail corridor.

Position your business for success with this well-located 2,500 SF end-cap industrial unit situated along Edmonton's highly accessible Yellowhead Trail corridor. Offering exceptional connectivity and exposure, this versatile warehouse space is ideal for a variety of industrial users seeking efficient and functional premises.

The property is zoned IM, allowing for a broad range of permitted uses including warehousing, distribution, light manufacturing, and storage operations. The end-cap configuration provides added convenience, enhanced accessibility, and excellent operational flexibility.

With direct access to major transportation routes and a competitive lease rate, this property presents an outstanding opportunity for businesses looking to establish or expand their presence within one of Edmonton's premier industrial districts.

DETAILS	
Available Area	2,500 SF
Unit Type	End-Cap Industrial Warehouse Unit
Zoning	IM (Medium Industrial)
Lease Rate	\$12.50/SF
Additional Rent	\$6.00/SF
Permitted Uses	Warehouse, Distribution, Light Manufacturing, Storage

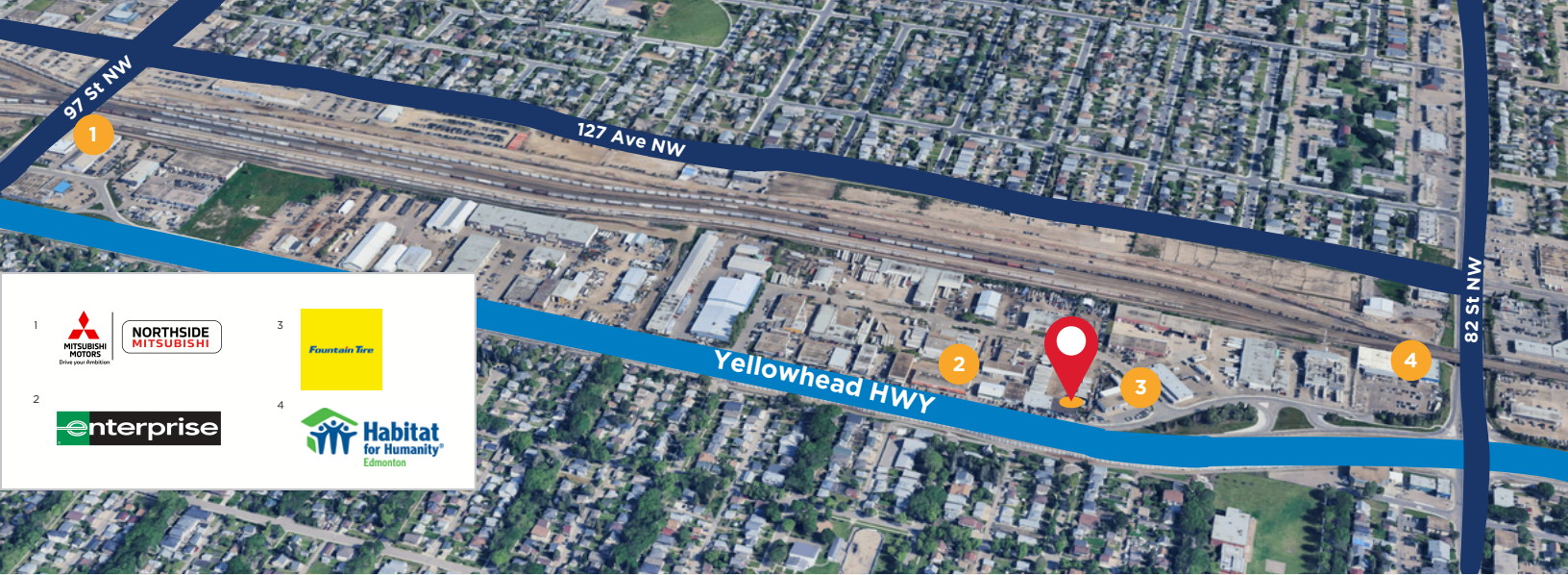


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