

FOR SALE/LEASE

Freestanding Warehouse

6832 82 Avenue
Edmonton, AB



Ian Fletcher

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Commercial

MaxWell Polaris

FOR SALE/LEASE

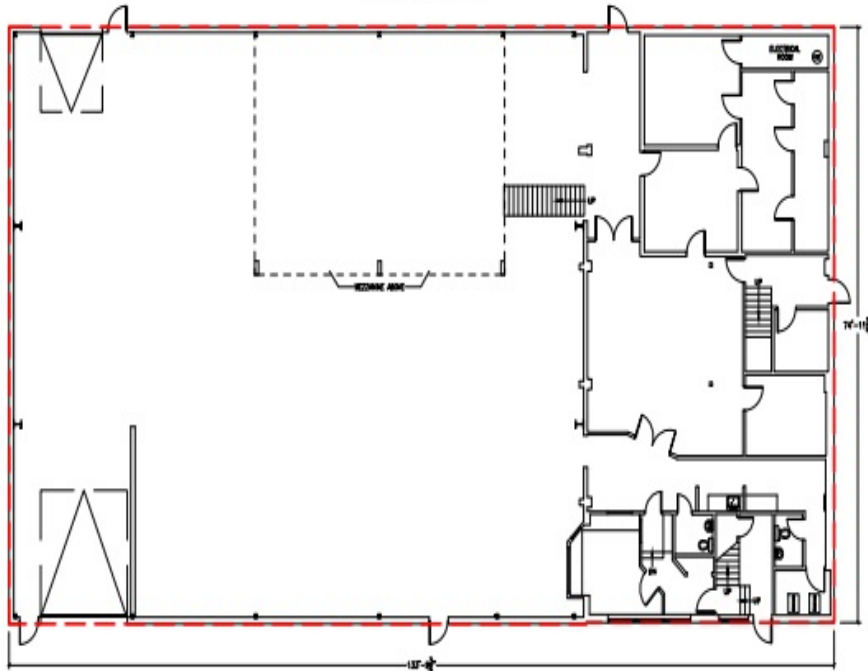
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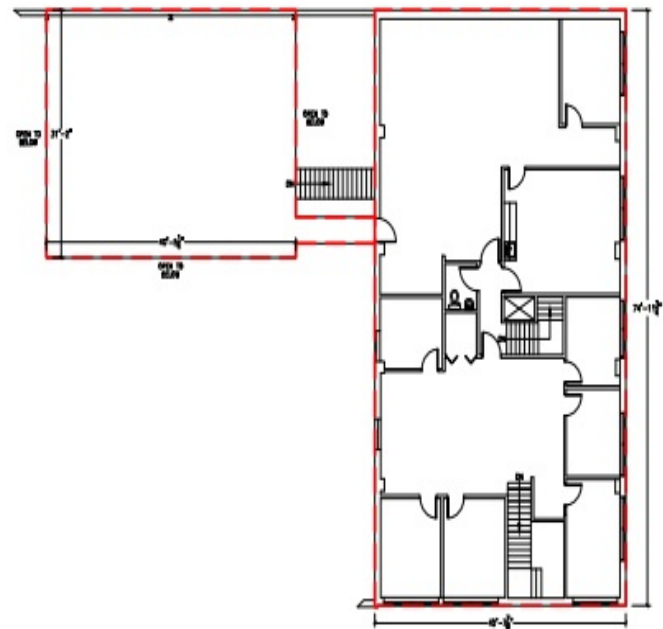
SIZE	13,097 SF
LAND	0.46 Acres /
YEAR BUILT	1966
CLEAR HEIGHT	18' 6"
POWER	600 AMP, 3 Phase (TBV)
AVAILABLE	60 Days Notice
SALE/LEASE RATES	\$2,000,000 OR \$10.50 PSF
OPERATING COSTS	TBC

- Potential Sale Option
- Make-Up Air
- Drive Thru Loading
- A/C in Office
- Concrete Block Construction

MAIN FLOOR
10,049 SQ.FT.



MEZZANINE
1,301 SQ.FT.



2ND FLOOR
3,048 SQ.FT.

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