





FOR LEASE
POSSESSION READY

OFFICE / WAREHOUSE SPACE

8744 - 8764 50 Ave NW, Edmonton

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Maxwell Polaris - Commercial

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MaxWell
Polaris
Commercial


ROMI SARNA
AND ASSOCIATES

Welcome to McIntyre Industrial

Romi Sarna & Associates
Maxwell Polaris

Main floor industrial and second floor office spaces FOR LEASE in a 40,429 SF, 2 story building. This popular commercial-use area is located in the heart of Edmonton's well-established industrial sectors and currently home to a diverse mix of businesses, from retail and office to heavy fabrication uses. Convenient access to major arterial roadways such as 51 Ave / Roper Road, Whitemud Drive, and 75 Street. 120 shared parking stalls.



10 minutes away from downtown Edmonton.



Approx. 22,500 VPD on 51 Ave (2018).



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Opportunity

Municipal:	8744 - 8764 50 Ave NW, Edmonton,
Legal:	AB Plan 9323564, Block 6, Lot 6A
Zoning:	IB - Industrial Business
Power:	TBC by Tenant
Operating Costs:	Est. \$6.66 PSF
Loading:	14'x12 (2); 16'x12 (1)

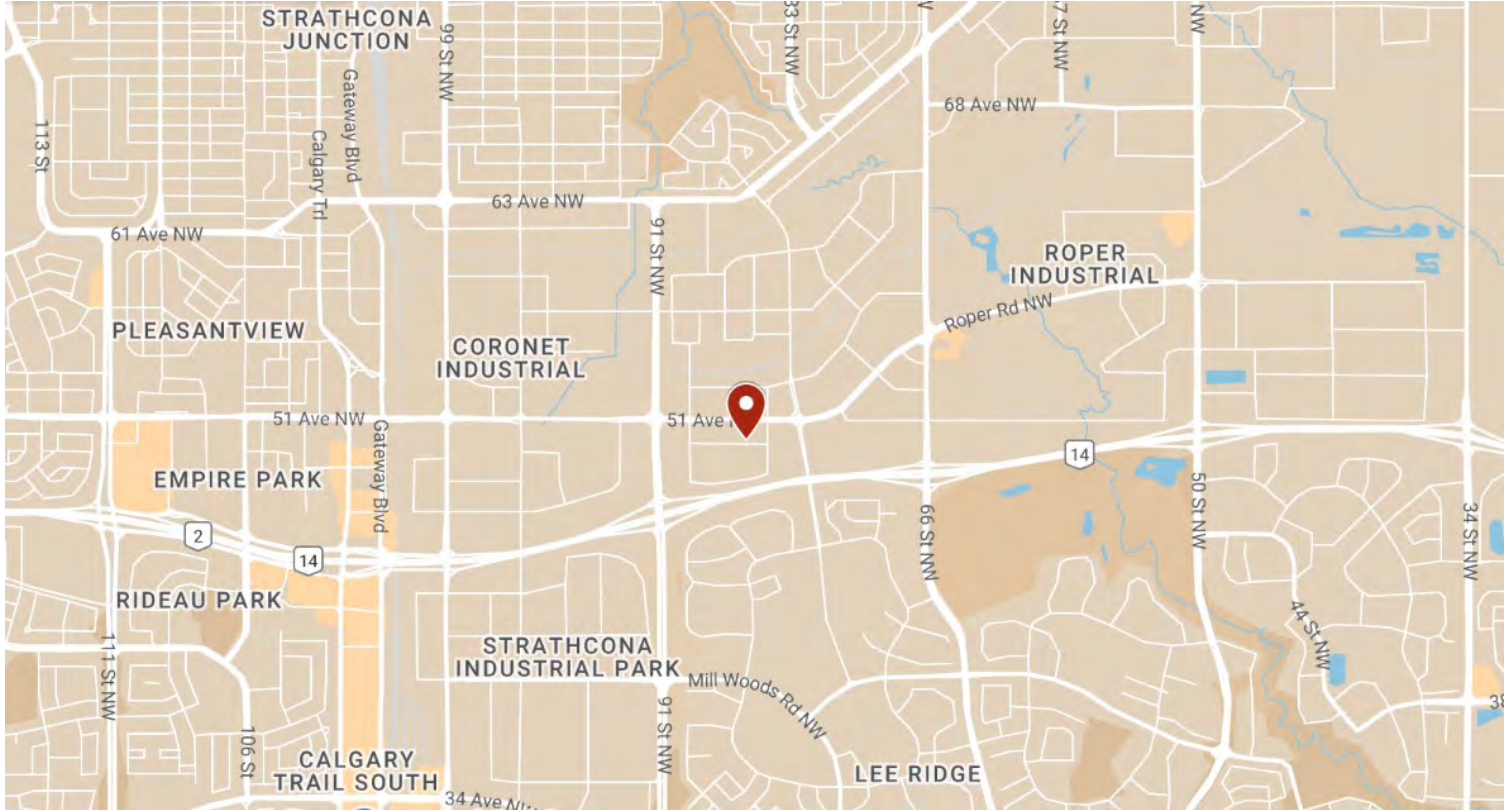


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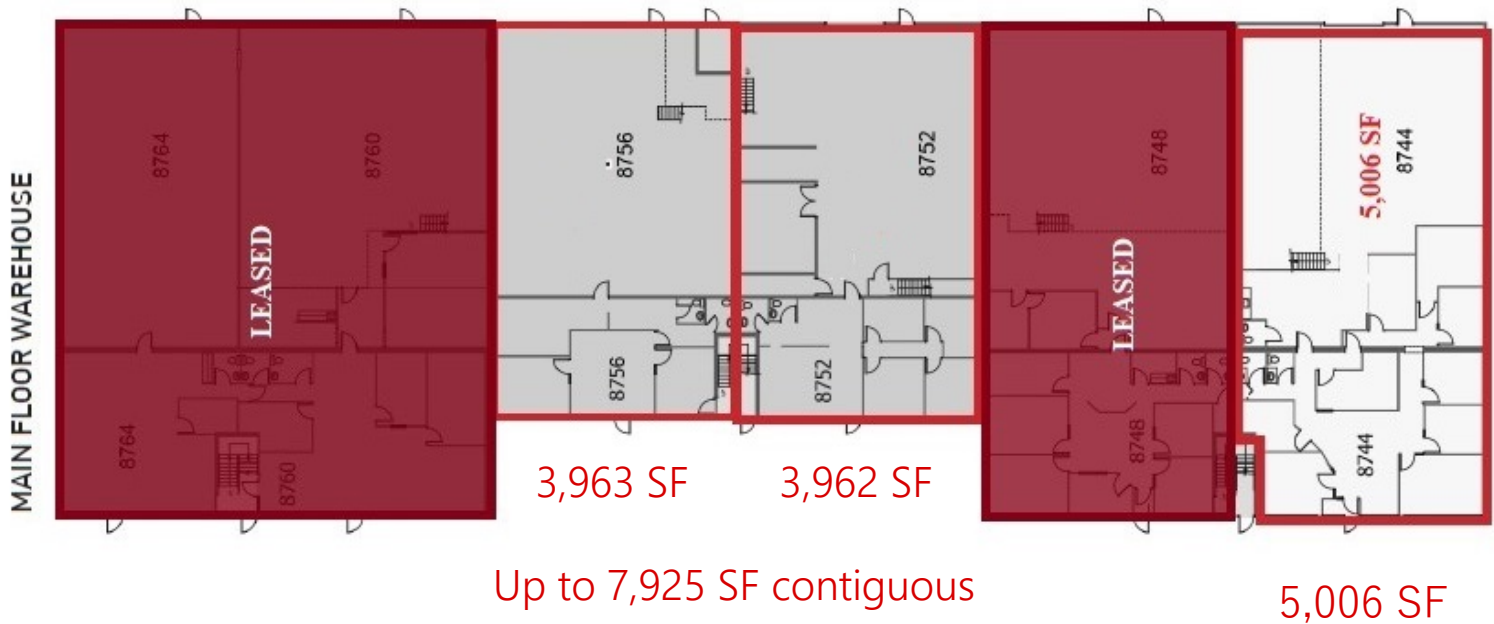
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Main Floor - Industrial



Base Lease Rates Starting At: \$9.00 PSF

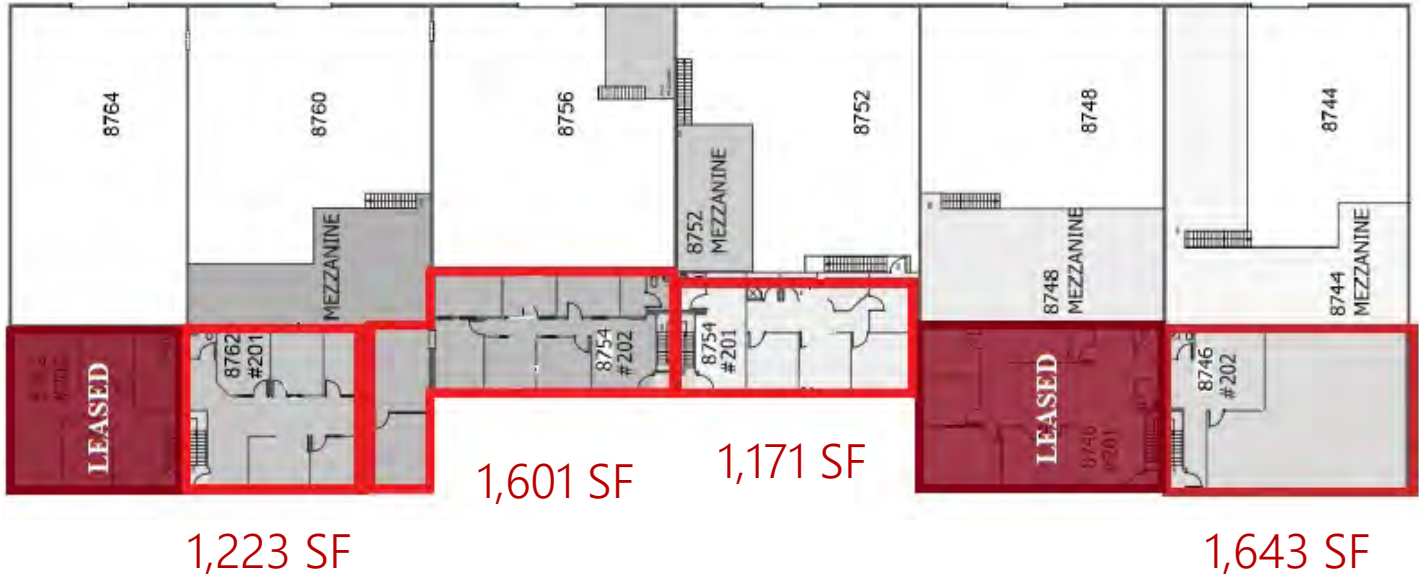


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Second Floor - Office



Gross Lease Rates Starting At \$20.00 PSF (including utilities)



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