

For Lease
Henday 106



INDUSTRIAL BAYS ON 2.21 ACRES± YARD

20103 - 106 Avenue NW

Edmonton, Alberta

Property Highlights

- 21,000 sq.ft.± on 2.21 acres± (22% site coverage)
- Bay Sizes: 2,000, 4,000, 6,000, 10,000 sq.ft.±
- Heavy power
- High ceilings
- Fully fenced and graveled yard
- Anthony Henday Drive and Whitemud Freeway access

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1,500
AVERAGE WEEKDAY TRAFFIC
199 STREET NORTH OF 107 AVENUE



265,997
2020 POPULATION



2.6%
POPULATION GROWTH
2020-2025



136,442
EMPLOYEES IN AREA



9,573
BUSINESSES IN AREA

BASED ON COSTAR DEMOGRAPHICS WITH A 10KM RADIUS
AVERAGE WEEKADAY TRAFFIC BASED ON
2018 AAWDT REPORT - CITY OF EDMONTON

NAI Commercial

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Property Information

LEGAL DESCRIPTION	Lot 10, Block 8, Plan 8021264
NEIGHBOURHOOD	Winterburn Industrial Area East
WARD	Ward 1
ZONING	Medium Industrial Zone (IM)
BUILDING SIZE	21,000 sq.ft.±
OFFICE	5,840 sq.ft.± (air conditioned)
WAREHOUSE	15,160 sq.ft.±
MEZZANINE	6,420 sq.ft.± (not included in total size)
SITE SIZE	2.21 acres±
YEAR BUILT	1980
YEAR RENOVATED	1991
CEILING HEIGHT	24' - 26'
LOADING	Seven (7) grade loading doors
POWER	400 amp, 600 volt, 3 phase, 4 wire (TBC)
AVAILABLE FOR LEASE	2,000, 4,000, 6,000, or 10,000 sq.ft.±
NET RENTAL RATE	\$7.50/sq.ft./annum Yard \$1.25/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2021 estimate) includes common area maintenance property taxes, building insurance management fees and utilities