



## 8556 - 126 Avenue

Edmonton, Alberta

### Property Features

- 3,657 sq.ft. available immediately
- Multiple dock doors on small bay
- Situated in the Yellowhead Corridor East neighbourhood, a well established industrial area zoned primarily for medium industrial uses
- Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton
- Longer lease terms available

**Michael Parsons**

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For Sublease  
Delton Industrial Centre

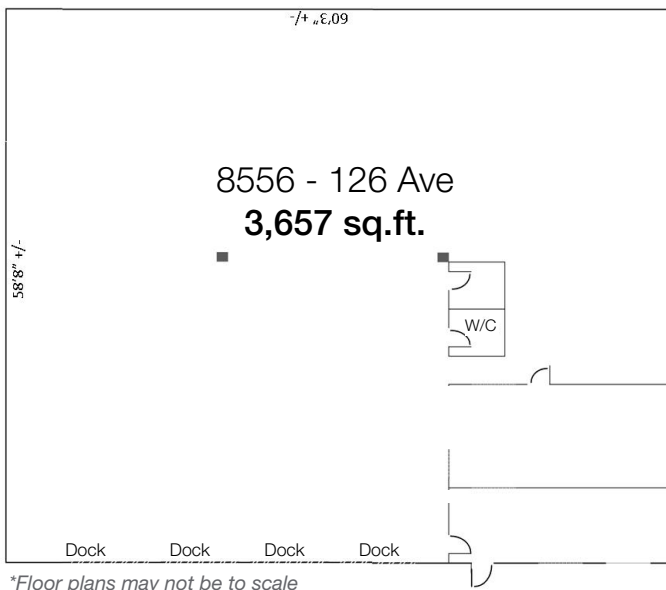
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### Additional Information:

AREA AVAILABLE	3,657 sq.ft.±
LEGAL DESCRIPTION	Plan 3018KS, Block 58A, Lot 3
ZONING	IM (Medium Industrial)
LOADING	4 dock doors
CEILING	12'7" under beam
AVAILABLE	Immediately
NET RENTAL RATE	\$8.50/sq.ft./annum
OPERATING COSTS	\$5.31/sq.ft./annum (2017 estimate) Includes building insurance, property taxes, common area maintenance and management fees
SUBLEASE TERM	Until June 30, 2020 *Longer lease terms available

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