



11470 Winterburn Rd

Edmonton, Alberta

Property Features:

- 6,073 sq.ft.± main floor area
- (2) 14' x 12' grade level loading doors
- Potential for heavy power
- Located in the Winterburn Industrial Park
- Quick access to Highway 16 and Anthony Henday Drive
- Available July 1, 2018
- Owned and managed by Dream Industrial Management Corp



Chad Griffiths

780 436 7410
cgriffiths@naiedmonton.com

Ryan Brown

780 436 7410
rbrown@naiedmonton.com

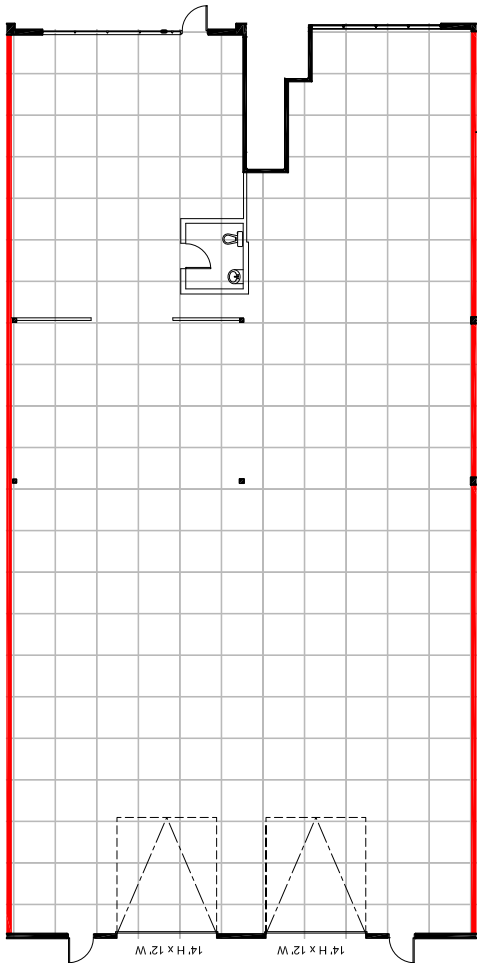
Darcie Bouteiller

780 436 7410
darcie@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com

For Lease
Yellowhead West
Office/Warehouse



11470 Winterburn Rd

Edmonton, Alberta

Additional Information:

SIZE	Office space: 996 sq.ft.± Warehouse space: 5,077 sq.ft.± Total Space: 6,073 sq.ft.±
ZONING	IB (Business Industrial)
AVAILABLE	July 1, 2018
LOADING	Two (2) 14'H x 12'W grade level doors
LIGHTING	T5H0
POWER	Potential to upgrade power to 100 amp @ 347/600 volt
HEATING	Radiant
LEASE TERM	3 - 5 years
NET RENATAL RATE	Starting at \$8.00/sq.ft./annum
OPERATING COSTS	\$6.01/sq.ft./annum (2018 estimate) Includes Tenant's proportionate cost of property taxes, building insurance, snow removal, landscape maintenance, and management fees

Chad Griffiths

780 436 7410

cgriffiths@naiedmonton.com

Ryan Brown

780 436 7410

rbrown@naiedmonton.com

Darcie Bouteiller

780 436 7410

darcie@naiedmonton.com

6393 CG RB18

NAI Commercial

4601 99 Street NW
Edmonton, AB T6E 4Y1

+1 780 436 7410

naiedmonton.com

NAI Commercial Real Estate Inc.