

FOR LEASE

NAI Commercial

WINTERBURN INDUSTRIAL LAND



20710 - 111 AVENUE | EDMONTON, AB | UP TO 10 ACRES

PROPERTY HIGHLIGHTS

- Improved industrial land with flexible lots sizes ranging from 1, 2, 2.3, 3, 4, 5, 6 and 10 Acres contiguous.
- Compacted gravel/concrete, 6ft chain-link fence, and 3-phase power connection.
- Best access to property via north east corner of 109 Ave & 209 St (northside)

CONOR CLARKE

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



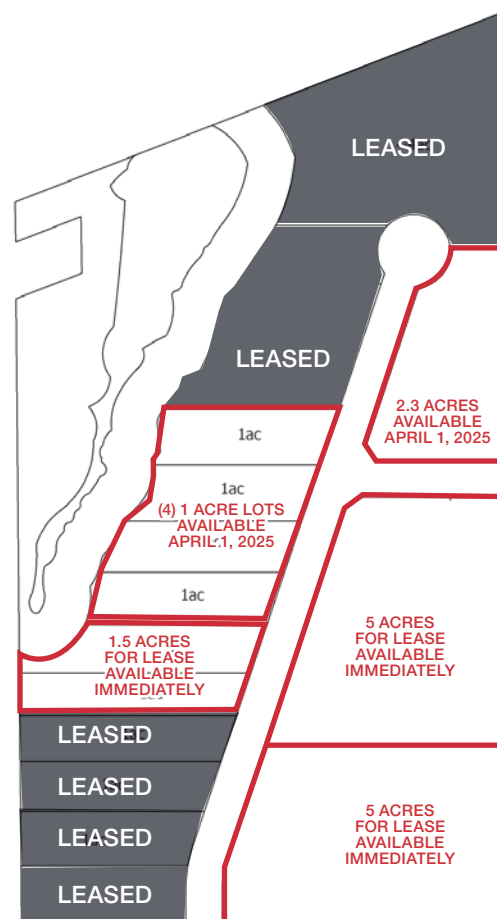
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ADDITIONAL INFORMATION

SIZES AVAILABLE	1, 2, 2.3, 3, 4, 5, 6, to 10 acres contiguous
LEGAL DESCRIPTION	Lot E, Plan 1097RS
ZONING	FD - Future Urban Development Zone IM - Medium Industrial (rezoning in progress)
DISCRETIONARY USES	<p><u>Minor Industrial</u> Minor Industrial means a development used primarily for 1 or more of the following activities:</p> <ul style="list-style-type: none"> processing raw materials; manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; handling, storing, or shipping equipment, goods, and materials; training, research and development laboratories; or distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses. <p>Any resulting <u>Nuisance</u> is less impactful than those permitted under the <u>Major Industrial Use</u>.</p> <p>Typical examples include: auto body repair and paint shops, <u>Cannabis Production and Distribution</u>, commercial recycling depots, contractor and construction services, equipment or vehicle repair and storage facilities, laboratories, landscaping centres, limo service, materials storage, research facilities, taxi service, truck yard, vehicle (truck, aircraft, mobile homes, etc.) and equipment sales and rentals, and warehouses.</p>
AVAILABLE	Immediately
LEASE TERM	1-5 years
BASE RENT	\$0.83/sq.ft. (\$3,000/month/acre)
OPERATING COSTS	\$0.10/sq.ft./annum



*FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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