

±6,000 sf

Unit B

**FURTHER
LEASE RATE
REDUCTION**



WAREHOUSE/OFFICE ON EDMONTON TR. FOR LEASE

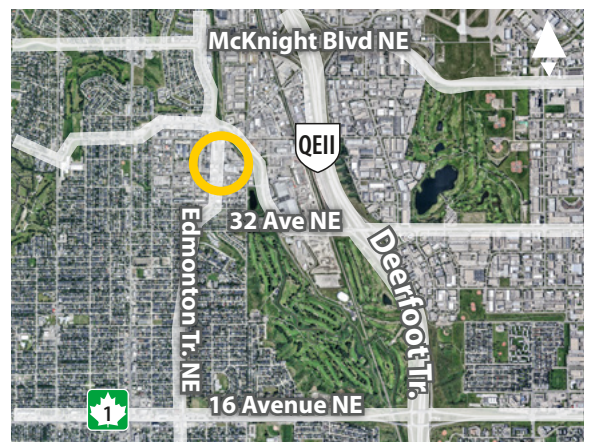
3920 Edmonton Tr. NE
Calgary



3 (12'x14')
drive-ins



16'
Ceiling
height



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Located on busy Edmonton Trail, with direct exposure to over 15,000 vehicles daily.
- » Excellent access to Deerfoot Trail, 32 Avenue NE and McKnight Blvd NE.
- » Plenty of parking.
- » Yard area.

PROPERTY INFORMATION

ADDRESS: 3920 Edmonton Tr. NE, Calgary

DISTRICT: Greenview Industrial Park

ZONING: C-COR3

AVAILABLE FOR LEASE:

UNIT B – WAREHOUSE/OFFICE:

Office: ±2,200 sq. ft.

Warehouse: ±3,800 sq. ft.

TOTAL: ±6,000 sq. ft.

LOADING: 3 (12' x 14') drive-in door

CEILING HEIGHT: 16' (TBV)

POWER: Ample (multiple panels, TBV)

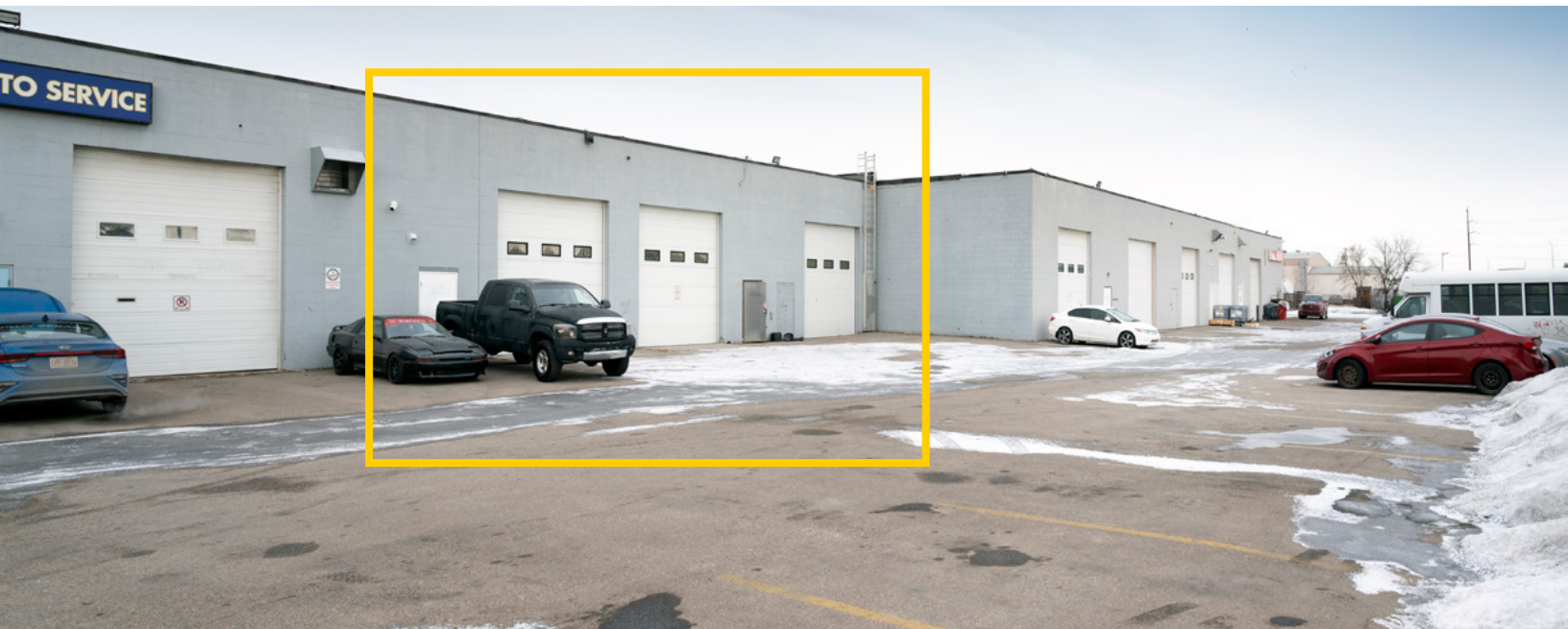
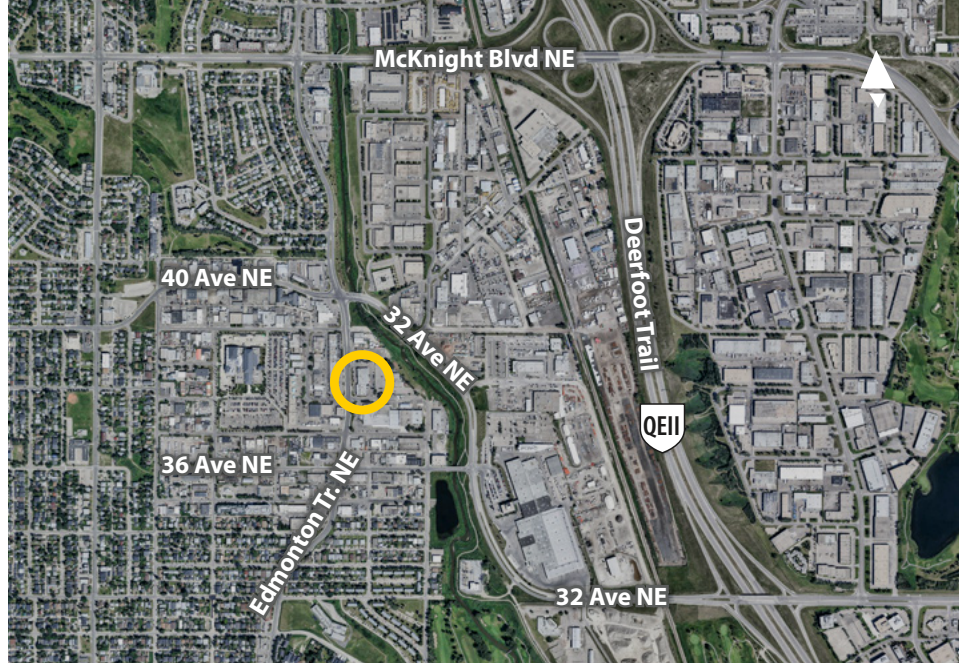
PARKING: 12 assigned surface stalls at the back

LEASE INFORMATION

AVAILABILITY: Immediate

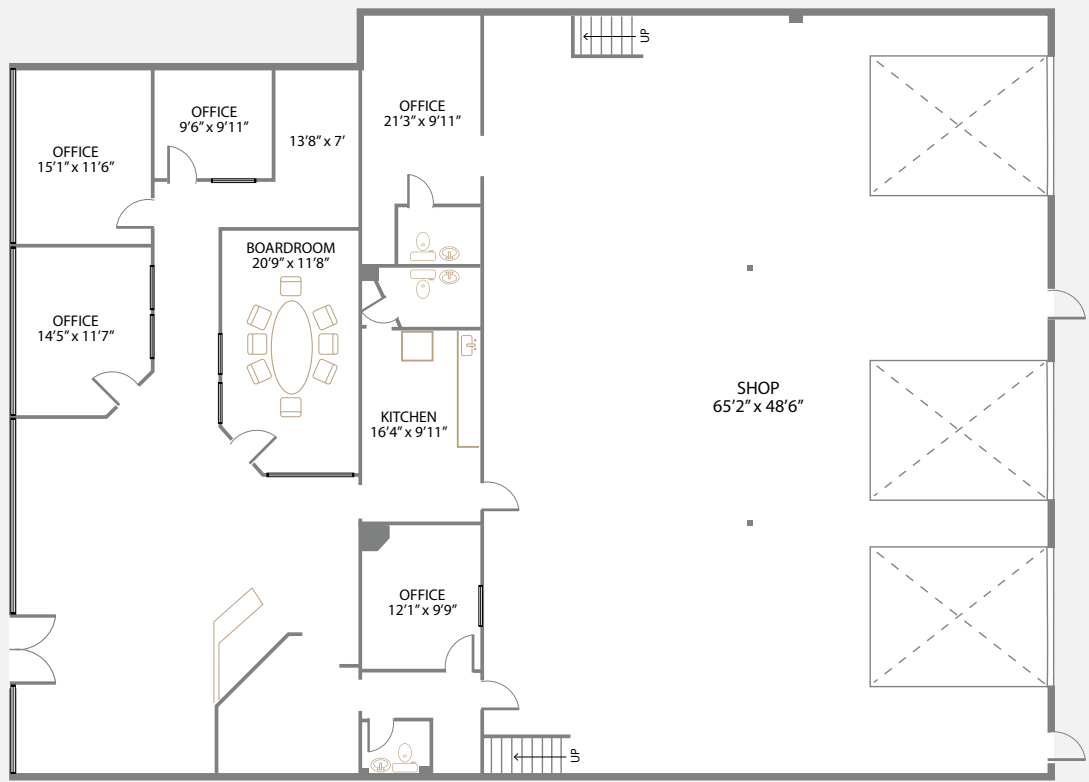
OP. COSTS AND TAXES: \$10.10 per sq. ft. (est.)

LEASE RATE: ~~\$16~~ \$14 per sq. ft. **FURTHER RATE REDUCTION**



EDMONTON TR. NE

PARKING





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LOCAL EXPERTISE MATTERS