

Bays 32, 33 & 34, 5225 6 St NE



FOR LEASE

Property Features

Size: 9,375 sq.ft.
Office: 1,185 sq.ft.
Warehouse: 8,190 sq.ft.
Loading: 3 Drive In (12' x 14')
Power: 200 Amp per bay (TBV)
Ceiling: 15'8" Clear

Asking Rate: \$12.00/sq.ft.
Op Costs: \$4.50/sq.ft.

Location: Strategically located with a mix of industrial and community amenities offering connectivity and convenience. Easy access to major routes such as: McKnight Blvd, Deerfoot Trail, Edmonton Trail, and Centre Street.



CMS Real Estate Ltd.

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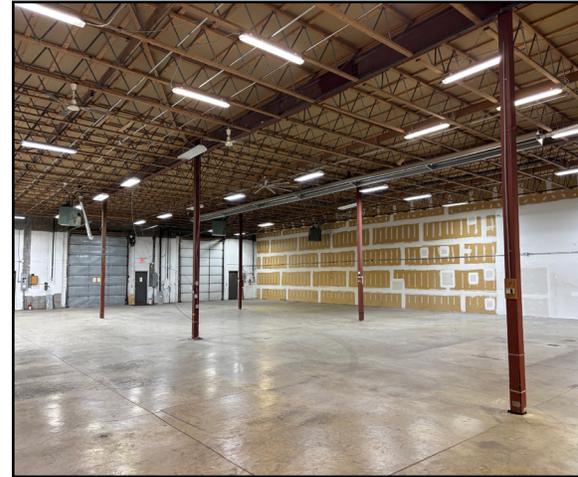
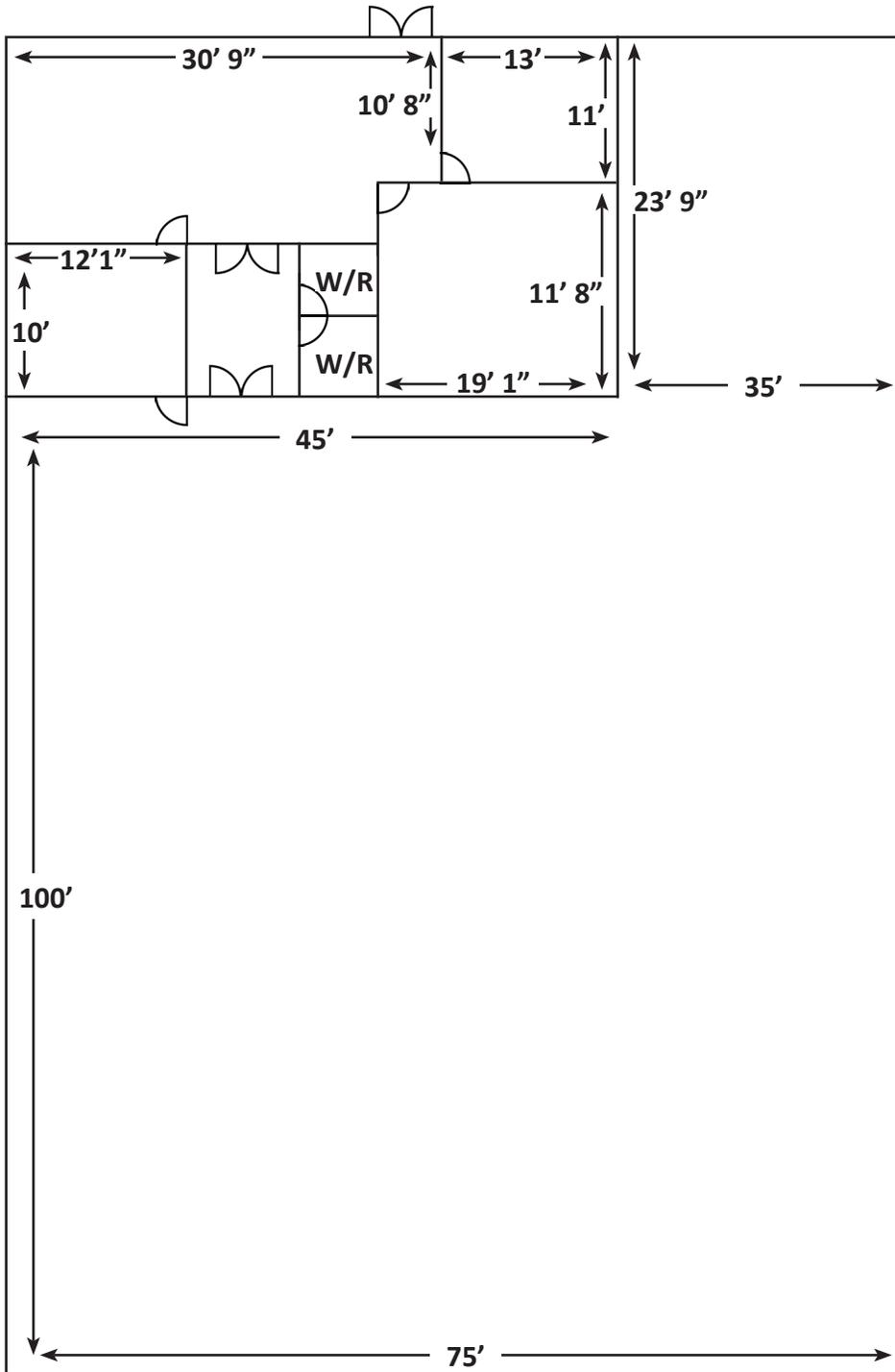
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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

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FLOOR PLAN



This floor plan is provided for general reference and illustrative purposes only. While every effort has been made to ensure accuracy, the measurements, layout, and details may not be exact. This floor plan is not to scale and should not be relied upon for precise measurements. Prospective purchasers or tenants should verify all information independently.



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