

# High Exposure Warehouse

Economical Lease Rates!

4316 - 81<sup>st</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

4,631 - 13,893 SF Available | Dock and Grade Loading



# High Exposure Warehouse

Excellent southeast Edmonton location in Eastern Acres Business Park with direct exposure to Sherwood Park Freeway. Three end bays with dock and grade loading and concrete mezzanine space.

Legal Address	Plan 7520086; Block 3; Lot 4
Zoning	BE - Business Employment
Available Area	4,631 - 13,893 sq. ft.
Dock Loading	(1) 10' x 14'
Grade Loading	(2) 10' x 14'
Construction	Concrete block
Column Spacing	37' wide
Bay Depth	118'
Ceiling Height	22' clear
Heating	Forced air overhead unit heaters
Downdraft Fans	Yes
Lighting	Fluorescent
Op Costs (2026)	\$6.15 per sq. ft. / annum
Sublease Rate	Starting at \$7.00 per sq. ft. / annum
Sublease Expiry	May 31 <sup>st</sup> , 2027
Available	Immediately



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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