

For Sublease

4804 & 4708 ELENIAK ROAD, EDMONTON, AB

±24,364 SF - ±58,271 SF Warehouse

**Low Operating Costs
Available Immediately**

Edmonton Alberta

\$8

Click brochure link for more details. 4804 & 4708 Eleniak Road for sublease. This is a prominent SE location with ample parking within the business park. Zoned IM - Medium Industrial. The West Bay is 33,907 sqft and the East Bay is 24,364 sqft for a total of 58,271 sqft. The West Bay has 32 clear ceiling height, 100A/600V service (to be confirmed) with (4) 8x10 dock doors with levelers and (4) 16x18 grade doors. The East Bay has 24 clear ceiling height and three electrical services: 100A/600V, 200A/600V, and 100A/600V (to be confirmed). The East Bay has (5) 8x10 dock doors with levelers and (1) 12x16 grade door. The Bays have Radiant heating, T5 Lighting and sprinklers. Additional Rent is \$3.30PSF (includes property taxes and insurance only). Head lease set to expire September 30, 2028. (id:6769)

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.