



## Edmonton Alberta

\$6,500,000

A Premier Multi-Tenant Facility in Edmonton Research Park. 38,166 sq.ft. with gross leaseable area of 34,488 sq.ft. industrial building with a flexible mix of office, production, and fully equipped wet lab spaces.

Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations. Direct access to South Edmonton Common for convenience and amenities.

- Three (3'x10') rear overhead loading doors for efficient logistics
- Multiple pedestrian access points (front and rear)
- Dual parking lots (front and rear) offering 3x the industry average in parking capacity
- Heavy electrical power capacity to support advanced operations
- Wet lab facilities ready for immediate occupancy and use
- Potential Development opportunity to add new 9,600 sq.ft. - 13,800 sq.ft. building to rear portion of site.

Current Occupancy 85% leased Diverse tenant mix with Weighted Average term remaining of 1.03 Years (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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