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REDUCED
Starting Lease Rate:

\$5.95
PSF NET

FOR LEASE | 3850 98 Street, Edmonton, AB

\$1.00 PSF moving allowance & 6 months free net rent available!*

- 83,292 square feet facility with two (2) dock positions, and one (1) grade to interior dock loading
- Centrally located in Edmonton's southeast industrial district with excellent access to main transportation minutes including 99 Street, Whitemud Drive, and Anthony Henday Ring Road
- Excellent proximity to transit with eight (8) bus stops in the immediate area

**For qualified deals*

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 **Manulife** Investment Management



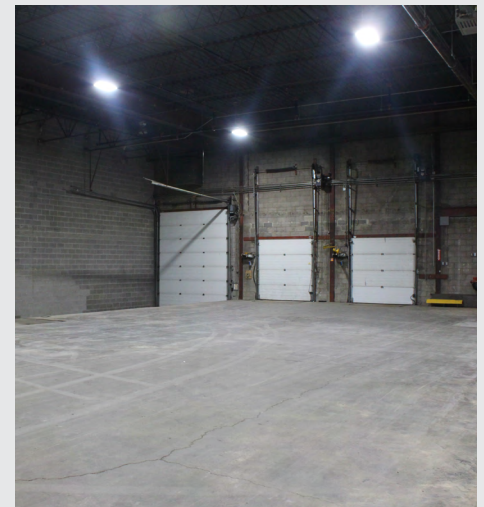
Accelerating success.

Specifications

Available Area	Main Floor Office:	6,468 SF
	Second Floor Office:	11,402 SF
	Main Floor Office/Warehouse:	65,422 SF
	TOTAL:	83,292 SF
Loading	2 dock & 1 grade to interior dock loading door	
Zoning	IM - Medium Industrial	
Ceiling Height	20.5' clear	
Electrical	1200 amp, 480 volt (TBD)	
Lighting	Upgraded to LED throughout	
Lease Rate	REDUCED: Starting at \$5.95 PSF	
Additional Rent	\$4.42 PSF (2021)	
Available	With 30 days notice	

Features

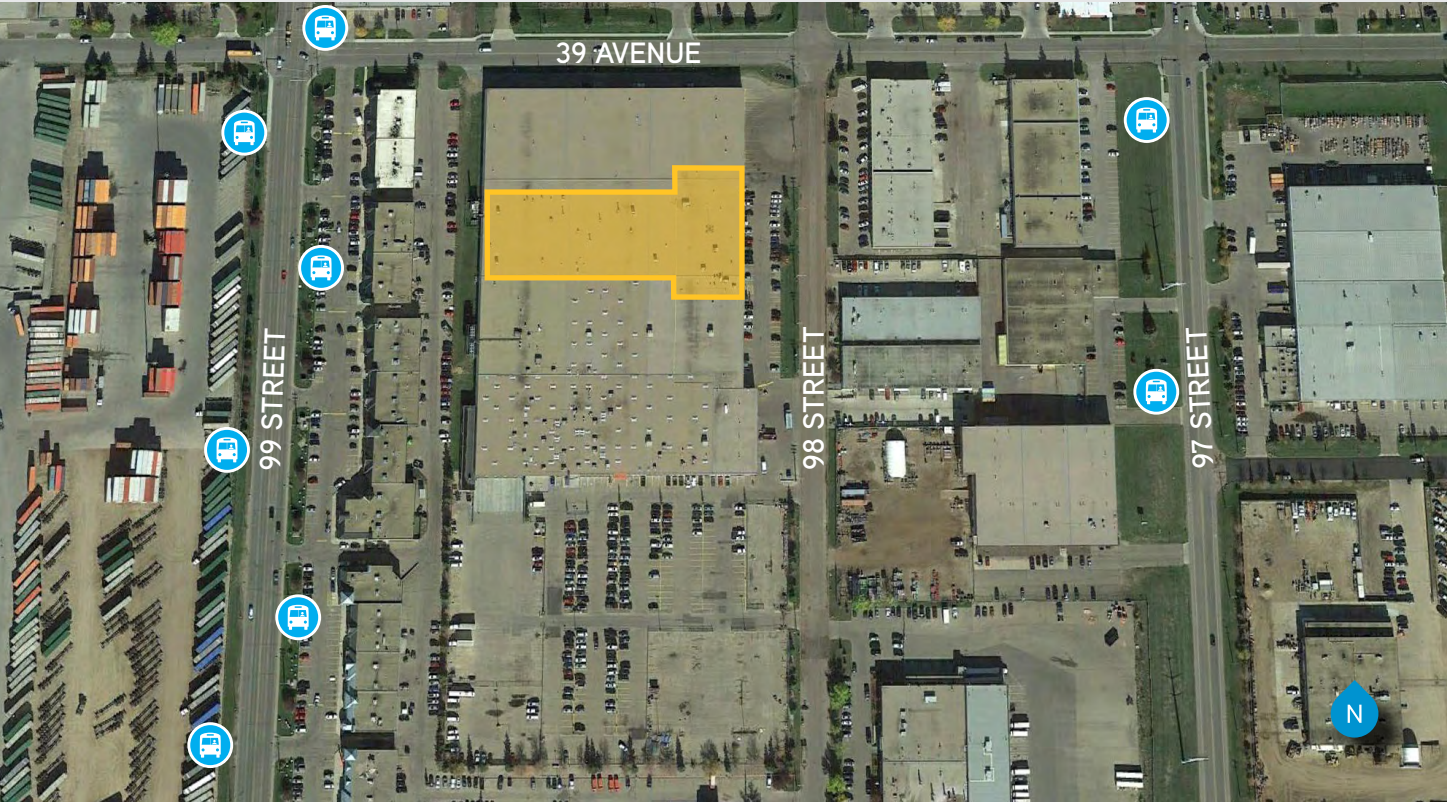
- › Quick access to 99 Street, Gateway Boulevard & Whitemud Drive
- › Front loading warehouse
- › Make-up air system
- › ESFR sprinklered
- › Moving allowance & free rent incentives!



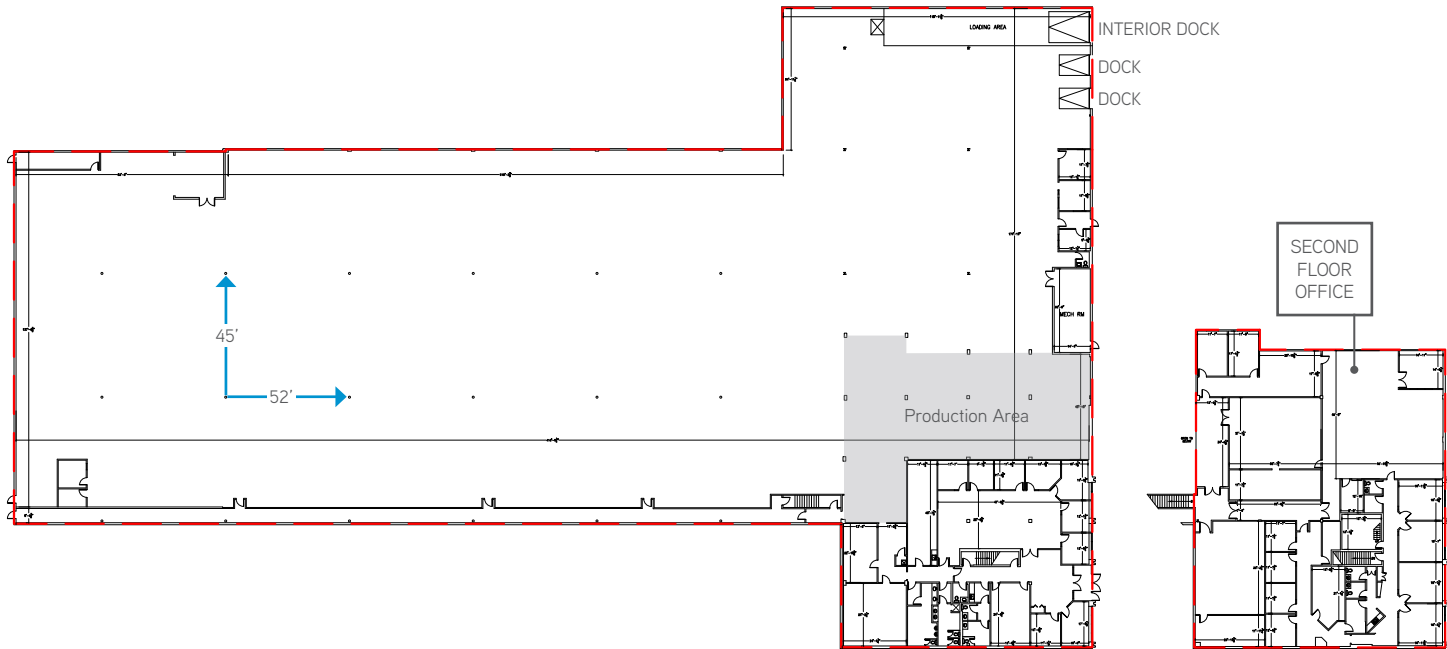


*Click Here to View
Virtual Tour*

FOR LEASE | 3850 98 Street, Edmonton | AB



AERIAL & BUS STOP LOCATIONS



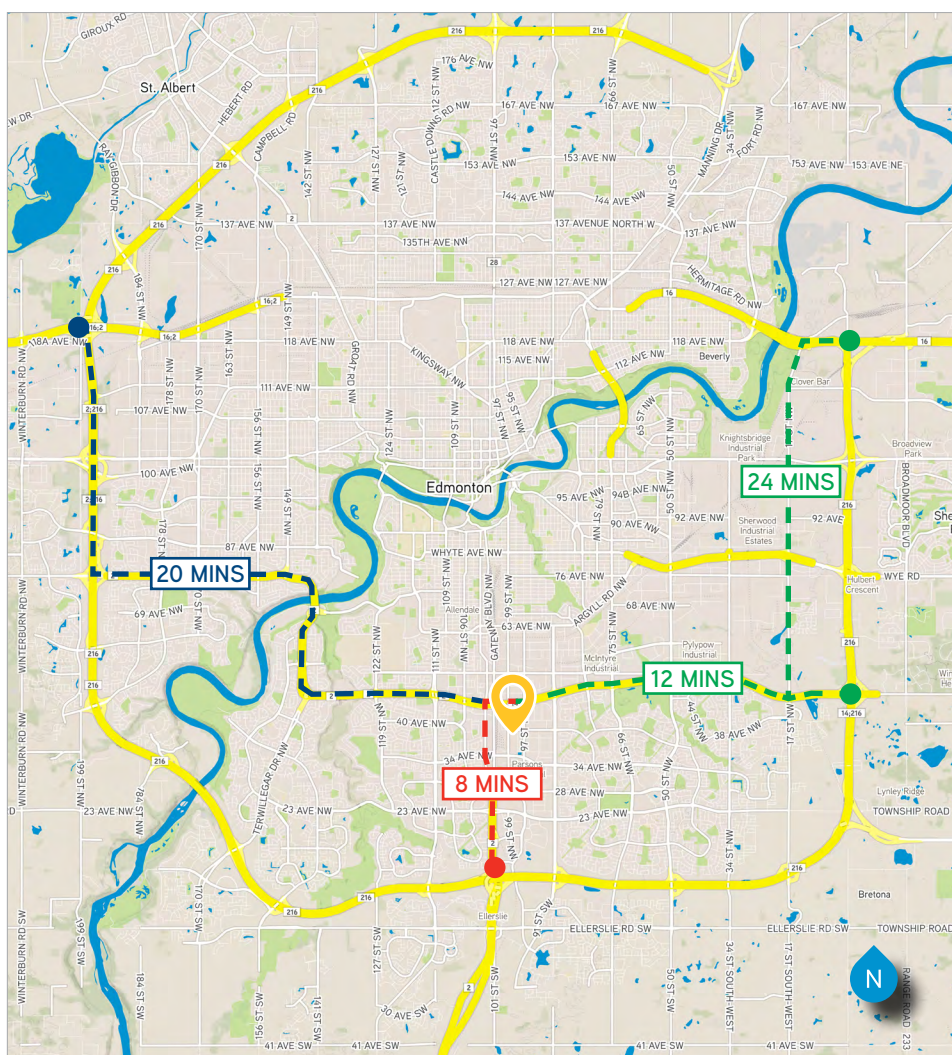
FLOOR PLAN

LOCATION MAP & DRIVING DISTANCE

DRIVING TIME FROM 3870 98 STREET	
Highway 16 West	20 mins
Highway 16 East	24 mins
Anthony Henday South	8 mins
Anthony Henday East	12 mins
CP Intermodal Yard	3 mins
CN Intermodal Yard	27 mins

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