

FOR LEASE

7610 39 Street NW, Edmonton, Alberta



20,700 SF INDUSTRIAL WAREHOUSE FACILITY

10-TON OH CRANE



20,700 SF INDUSTRIAL WAREHOUSE FACILITY ON 1.80 ACRES

Patrick Livingston
Associate Partner
780-655-7167
patrick.livingston@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2025

AERIAL VIEW

PROPERTY HIGHLIGHTS

Explore this Edmonton industrial warehouse for lease at 7610 39 Street NW in Weir Industrial Park. This 20,700 SF high-end office and warehouse facility sits on 1.80 acres with a fenced, secured yard. Features include LED lighting, 24' clear height, heavy power, (2) 12'x14' grade doors, (1) 8'x10' dock door, and paint booth. Immaculately maintained and available immediately.

- High end office & warehouse facility
- Located in the established Weir Industrial Park
- Ideal location in SE Edmonton; excellent proximity to major roadways and nearby amenities
- LED lighting, Sprinklered, Fully fenced & secured yard
- Heavy Power
- Immaculate condition and meticulously maintained
- Available Immediately

PROPERTY DETAILS

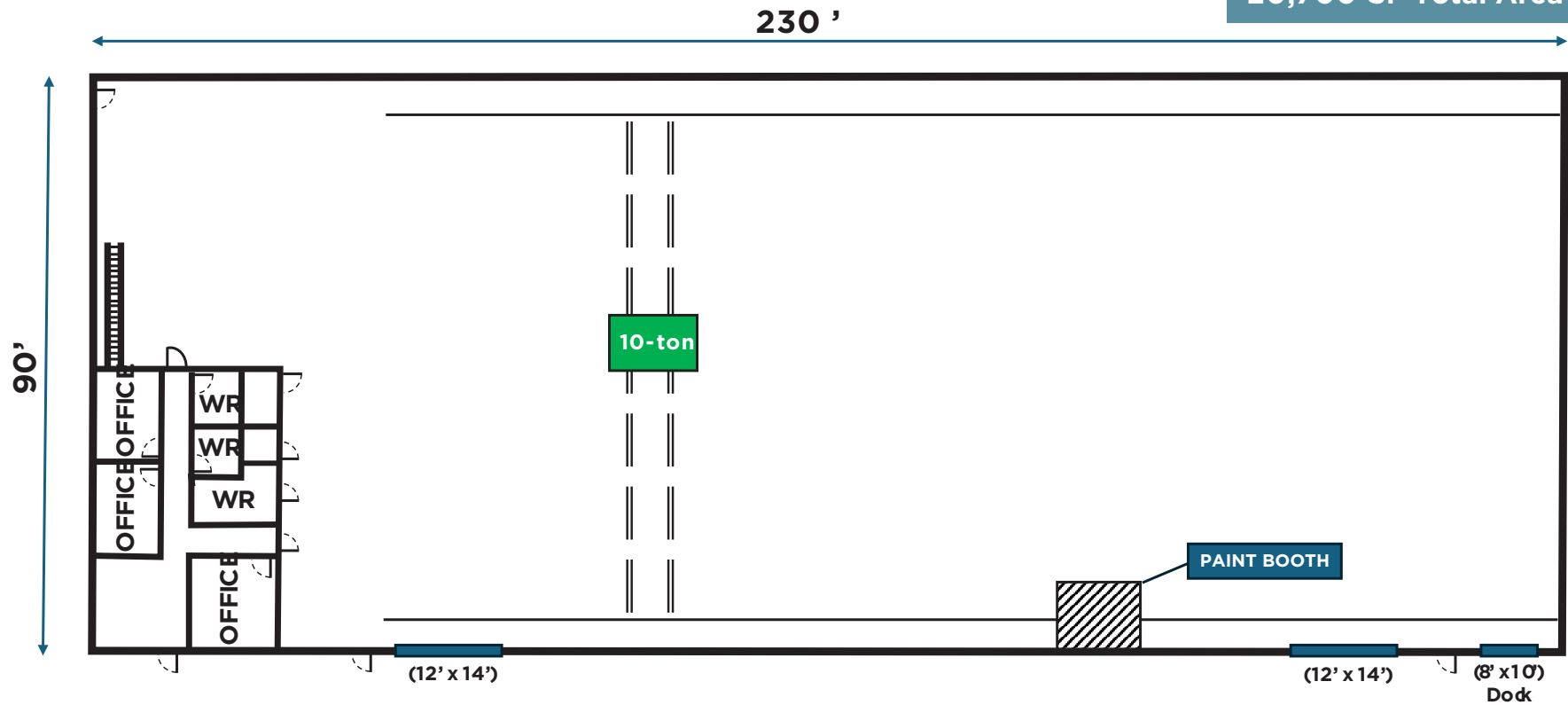
Municipal Address:	7610 39 Street NW, Edmonton AB	
Legal Description:	Plan: 1521734, blk:10, lot 8	
Year Built:	2018	
Market:	Weir Industrial	
Site Size:	1.80 Acres	
Site Coverage Ratio:	26.40%	
Leasable Area:	Main Floor Office:	1,350 SF
	Warehouse:	19,350 SF
	TOTAL:	20,700 SF
Power:	600 amp, 600 volt, 3 phase - TBC	
Loading Doors:	(2) 12'x14' Grade; (1) 8'x10' Dock	
Lighting:	LED throughout	



Heating:	OH heating units, radiant tube in warehouse, HVAC in office
Sumps:	Sump & trench
Crane:	(1) 10 tonne OH bridge
Clear Height:	24' clear
Misc:	Compressed air and gas distribution in warehouse - TBC Paint booth
Lease Rate:	\$14.00/SF
Operating Cost:	\$6.14/SF (2025)
Availability:	Immediately

FLOOR PLAN

1,350 SF Office
19,350 SF Warehouse
20,700 SF Total Area



****Measurements are not to scale and must be verified by a professional for accuracy****



Patrick Livingston
Associate Partner
780-655-7167
patrick.livingston@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2025