

# FOR LEASE

## GIRARD INDUSTRIAL GRADE LOADING BAY

7720 67 Street

OFFICE / WAREHOUSE BAY WITH CRANES

TD MACHINE INC.  
CNC Production Machining  
Manufacturing & Repairs  
FAX: (780) 395-9166

7720 67 ST.

7722 FLORA



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**Kennedy Munro**  
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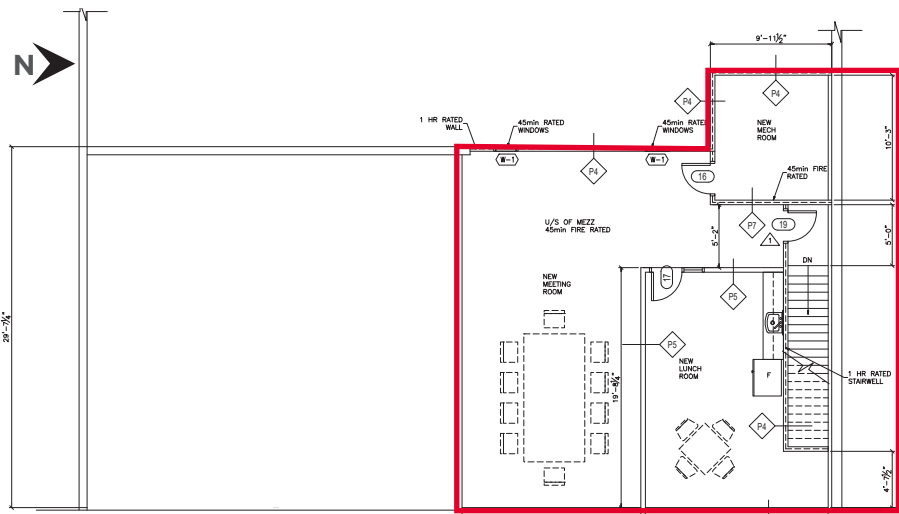
**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
www.cwedm.com



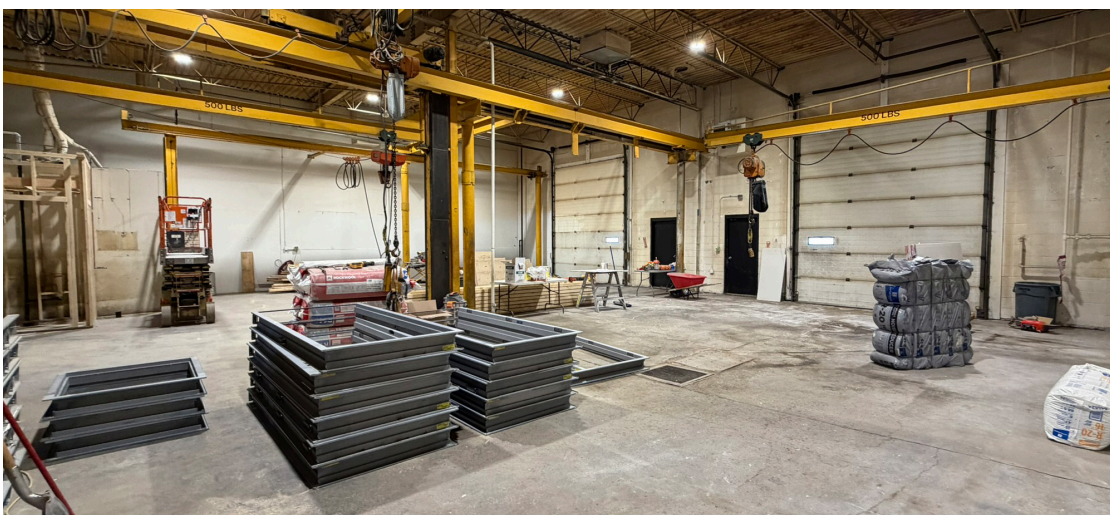
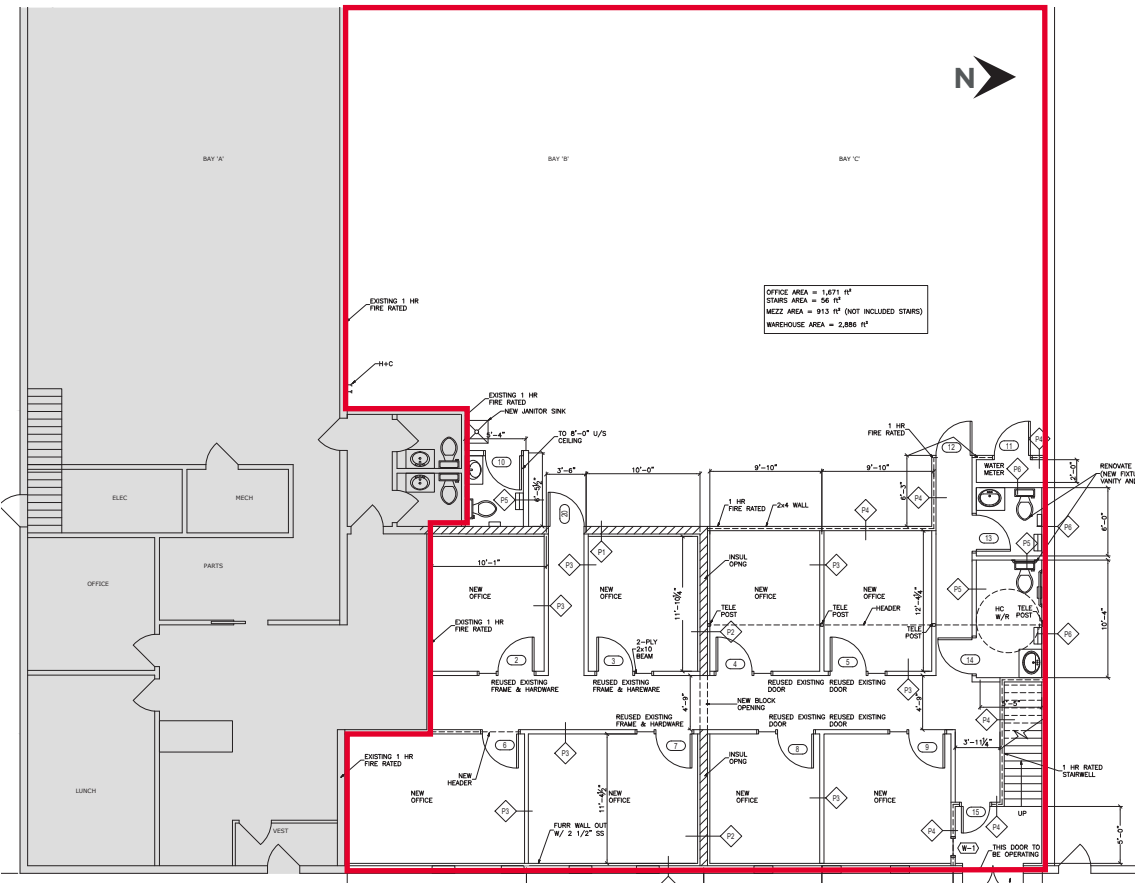
# PROPERTY DETAILS

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| MUNICIPAL ADDRESS | 7720 67 STREET, EDMONTON, AB                                                                          |
| LEGAL DESCRIPTION | PLAN 4194RS BLOCK 7 LOT 12                                                                            |
| ZONING            | BE (BUSINESS EMPLOYMENT) ↗                                                                            |
| NEIGHBOURHOOD     | GIRARD INDUSTRIAL                                                                                     |
| BUILDING SIZE     | 1,727 SF - MAIN FLOOR OFFICE<br>2,886 SF - WAREHOUSE<br>913 SF - MEZZANINE OFFICE<br>5,526 SF - TOTAL |
| CRANES            | (2) 500 LB (1) TWO TON                                                                                |
| HEATING           | (2) ROOF MOUNTED FORCED AIR UNITS                                                                     |
| SUMPS             | (2) TWO STAGE COMPARTMENT SUMPS                                                                       |
| DOORS             | (2) 14 X 14 GRADE LOADING DOORS                                                                       |
| POWER             | TBC                                                                                                   |
| LEASE RATE        | \$14.00 / SF                                                                                          |
| OPERATING COST    | \$4.50 / SF                                                                                           |

## OFFICE



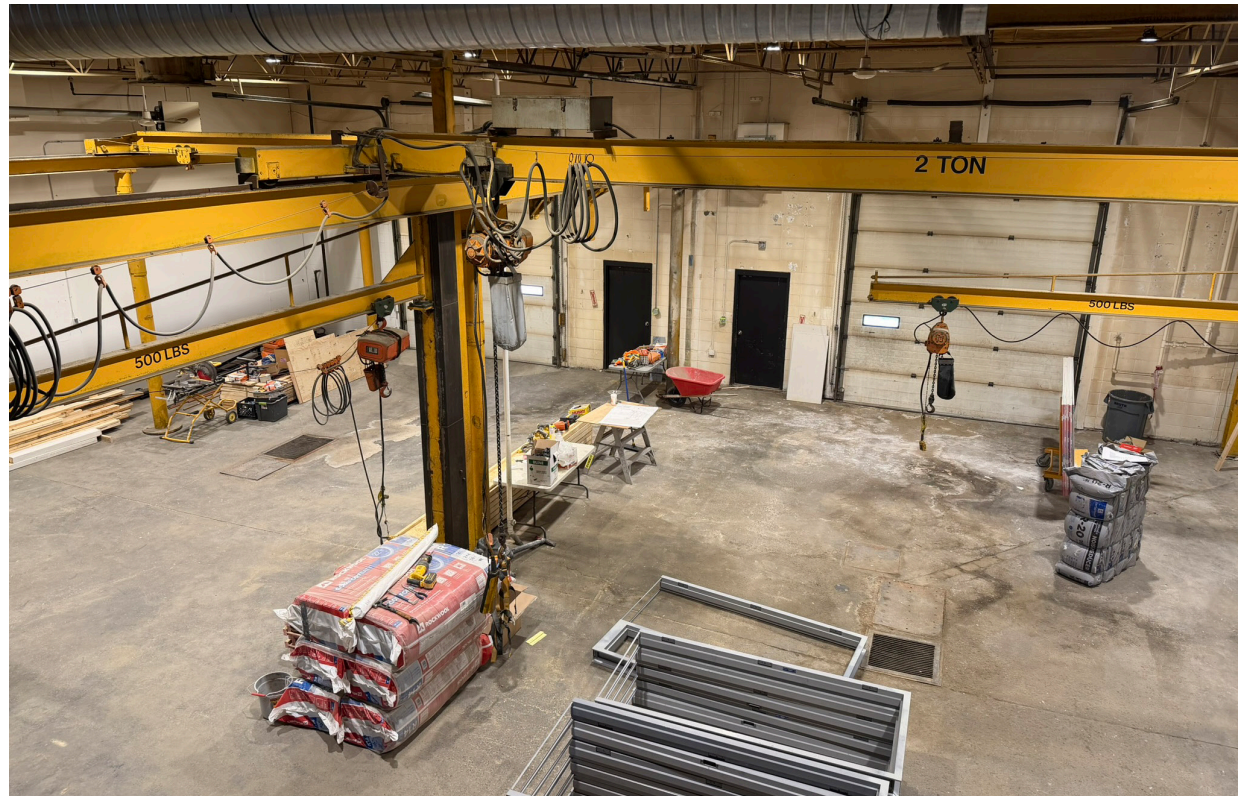
## MAIN FLOOR





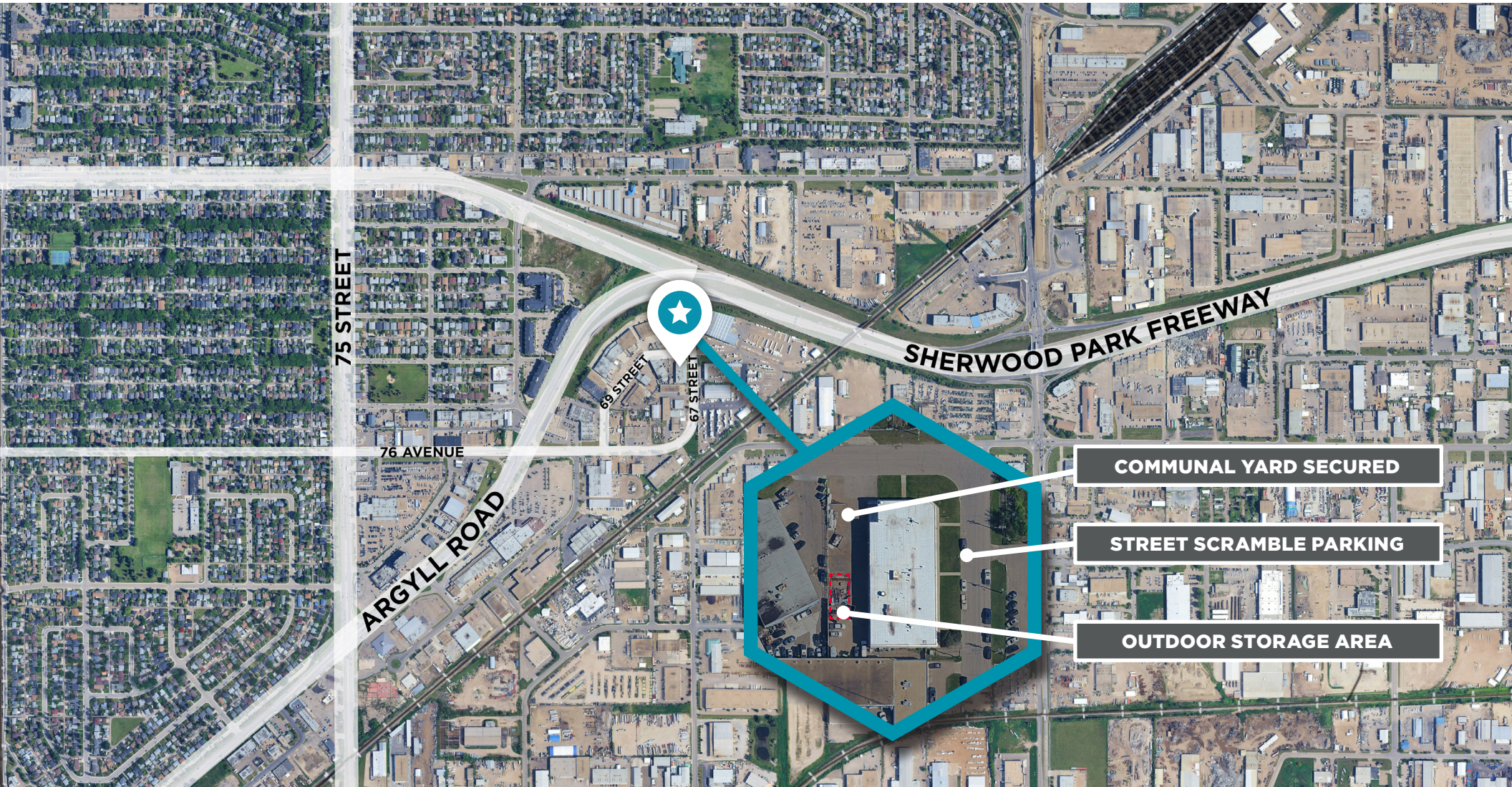
# PROPERTY HIGHLIGHTS

- Complete cosmetic renovation underway, inclusive of eight private offices, lunchroom, board room and three washrooms, providing flexible & professional administrative space for your business.
- Three Overhead Cranes: Two 500 lb cranes and one 2-ton crane
- Fully Secured Communal Yard with dedicated outdoor storage area
- Enhanced Sound Insulation between demising walls
- Air Exchange System





# KEEP IN TOUCH



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