

**10,000 SF FENCED ASPHALT YARD**



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## COMMERCE SOUTH BUSINESS PARK BUILDING 5

**15,861 SF Dock & Grade  
Loading Bay**

8519 McIntyre Road, Edmonton, AB

**BentallGreenOak** 

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
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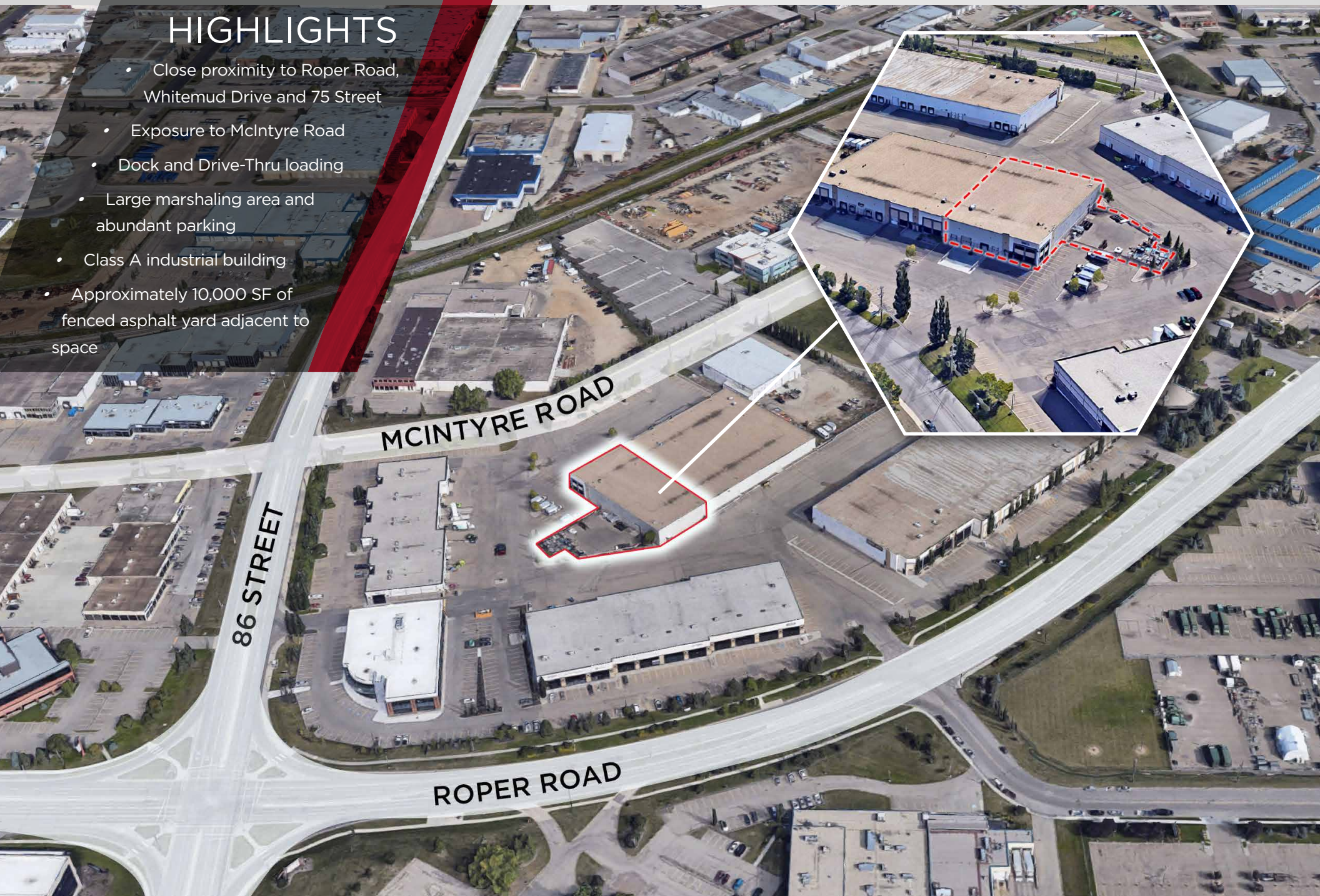
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# PROPERTY HIGHLIGHTS

- Close proximity to Roper Road, Whitemud Drive and 75 Street
- Exposure to McIntyre Road
- Dock and Drive-Thru loading
- Large marshaling area and abundant parking
- Class A industrial building
- Approximately 10,000 SF of fenced asphalt yard adjacent to space





## PROPERTY DETAILS

- Available Size Office 1,384 SF ±  
Warehouse 14,477 SF ±  
Total 15,861 SF ±
- Zoning IM - Medium Industrial
- Yard Size 10,000 SF ±
- Loading Doors (2) Grade & (1) Dock
- Ceiling Height 24' Clear
- Power Service 800 Amp, 600 Volt  
(TBC by Tenant)
- Typical Grid 40' x 40'
- Sprinklers Wet System  
Warehouse Sprinklers
- Heating Units heaters &  
rooftop units
- Available Immediately
- Lease Rate \$9.00 per SF
- Operating Costs \$5.29 per SF

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virtual tour](#)



## SITE PLAN



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