



Century Centre
 203, 4807- 50 Avenue
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INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Starsand Place	ADDRESS:	5/6, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	7,725	CONDO UNIT:		CONDO PLAN:	
DIMENSIONS	100' Depth	WASHROOMS	Yes (2)	UTILITIES:	Tenant Pays
OFFICE/AREA:	Yes	NO. OF OFFICES:		MEZZANINE:	Yes
YARD:	Common	OVERHEAD DOORS:	4 – 14' x 16'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	BASE RENT/MTH:	\$8,368.75	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$2,446.25	ESCALATIONS:	Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$10,815.00	LISTING AGENT:	
KEYS:	Office	AVAILABLE:	Immediate	LISTING #:	
NOTES	<p>Excellent location on Edgar Industrial Drive. Majority of the space is open. Front development includes reception, 1-2 front offices, 1 shop office, 2 washrooms and large mezzanine which could be a lunchroom or boardroom. The shop area has hi-bay light, radiant heat and sumps. 200 amp electrical service per bay. All 4 overhead doors are automatic. Approx 23'-25' roof height at the centre. There are currently overhead cranes in place however they are not owned by the Landlord and not included; may be available for purchase. Good amount of yard area available behind the space.</p>				

This Diagram may not be accurate or to scale.

